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WARRANTY DEED IN TRUST (ILLINOIS)

THE GRANTOR, EUGENE F. CALLHAM, divorced and not since remarried, of 15017 S. Pulaski Avenue, Midlothian, of the County of Cook and State of Illinois, for and in consideration of TEN AND NO/100 (\$10.00) DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS unto

EUGENE F. CALLHAM, WAYNE A. CALLHAM, LINDA CALLHAM McCAREY and JAMES P. CALLHAM, as Co-Trustees under the provisions of a trust agreement dated the 23rd day of July, 2010, and known as the EUGENL F. CALLHAM TRUST (hereinafter referred to as "said trustee," regardless of the number of trustees), and unto all and every successor or successors in trust under said trust agreement, the following described real estate in the County of Cook and State of Illinois, to wit:

LOT FOUR IN BREMEN CAMPU'S SUBDIVISION OF THE WEST 176.08 FEET OF THE SOUTH 627.50 FEET OF THE SOUTH HALF OF THE SOUTHWEST QUARTER (EXCFPT THE EAST 2013 FEET THEREOF) OF SECTION 11, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, ON JULY 2, 1954, AS DOCUMENT NUMBER 1533140.

Commonly known as: 15017 S. Pulaski Avenue, Midlothian, Illinois

PIN: 28-11-324-004-0000



Doc#: 1022148057 Fee: \$42.25 Eugene "Gene" Moore BHSP Fee:\$10.00

Cook County Regorder of Deeds Date: 08/09/2010 02:21 PM Pg: 1 of 3

Above Space for Recorder's Use Only

In the event of the resignation, demise or inability of any of the trustees to act, then the remaining trustees shall continue to act as trustee. In the event of all but one of the trustees to act, then the remaining trustee shall act as sole trustee.

The phrase "inability to act" as used herein shall be defined as follows: Any individual acting in a fiduciary capacity or as a beneficiary of the trust shall be considered unable to act if adjudicated incompetent or if a physician familiar with her or her physical and mental condition certifies in writing that such individual is unable to give prompt and intelligent consideration to business matters.

TO HAVE AND TO HOLD said premises with the appurtenances upon the trusts and for the press and purposes herein and in said trust agreement set forth.

Full power and authority are hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof: to dedicate parks, streets, highways or alleys; to vacate any subdivision or part thereof, and to resubdivide said property as often as desired; to contract to sell; to grant options to purchase; to sell on any terms; to convey either with or without consideration; to convey said premises or any part thereof to a successor or successors in trust and to grant to such successor or successors in trust all of the title, estate, powers and authorities vested in said trustee; to donate, to dedicate, to mortgage, pledge or otherwise encumber said property, or any part thereof; to lease said property, or any part thereof, from time to time, in possession or reversion, by leases to commence in praesenti or in futuro, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 198 years, and to renew or extend leases upon any terms and for any period or periods of time and to amend, change or modify leases and the terms and provisions thereof at any time or times hereafter; to contract to make leases and to grant options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to contract respecting the manner of fixing the amount of present or future rentals; to partition or to exchange said property, or any part thereof, for other real or personal property; to grant easements or charges of any kind; to release, convey or assign any right, title or interest in or about or easement appurtenant to said premises or any part thereof; and to deal with said property and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

1022148057 Page: 2 of 3

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In no case shall any party dealing with said trustee in relation to said premises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on said premises, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of said trustee, or be obliged or privileged to inquire into any of the terms of said trust agreement; and every deed, trust deed, mortgage, lease or other instrument executed by said trustee in relation to said real estate shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument: (a) that at the time of the delivery thereof the trust created by this Indenture and by said trust agreement was in full force and effect; (b) that such conveyance or other instrument was executed in accordance with the trust, conditions and limitations contained in this Indenture and in said trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder; (c) that said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument; and (d) if the conveyance is made to a successor or successors in trust, that such successor or successors in trust have been properly appointed and are fully vested with all the title, estate, rights, powers, authorities, duties and obligations of its, her or their predecessor in trust.

The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary hereunder shall have any title or interest, legal or equitable, in or to said real estate as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid.

And the said grantors her ov expressly waive and release any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homestead from sale on execution or otherwise.

In Witness Whereof, the grantors aforesaid have hereunto set their hands and seals this 23rd day of July, 2010.

Eugene 7 EUGENE FICALLHAM	h. Callham (SEAL)		VILLAGE OF MIDLOTHIAN
State of Illinois)		Real Estate Payment Stamp
County of Cook) ss.)	Linois	836

I, the undersigned, a Notary Public in and for said County, in the State stort said, DO HEREBY CERTIFY that EUGENE F. CALLHAM, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered no said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 23rd day of July, 2010.

OFFICIAL SEAL
PATRICK DOWENS
NOTARY PUBLIC STATE OF ILLINOIS
MY COMMISSION EXPIRES 10/21/12

NOTARY PUBLIC

Exempt under provisions of Paragraph E, Section 4, Real Estate Transfer Tax Act.

7/33/301E

Representative

This instrument was prepared by: Patrick D. Owens, Esq., 444 North Northwest Highway, Suite 350, Park Ridge, IL 60068-3277.

MAIL TO:

SEND SUBSEQUENT TAX BILLS TO:

Patrick D. Owens OWENS, OWENS & RINN, LTD. 444 N. Northwest Highway, Suite 350 Park Ridge, IL 60068-3277

EUGENE F. CALLHAM, Trustee 15017 S. Pulaski Avenue Midlothian, Illinois 60445

1022148057 Page: 3 of 3

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STATEMENT BY GRANTOR AND GRANTEE

The Grantor or his agent affirms that, to the best of his knowledge, the name of the Grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation, or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

D-4	Lul-, 22, 2010	Signature:
Date:	July 23, 2010	Agent Agent
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	Brd day of July, 2010	
11115 2.	, day 01 July, 2010	·····
		OFFICIAL SEAL NAN KUBICEK
ì	JAME Q	Notary Public - State of Illinois
Notar	y Public {	My con mission Expires Aug 01, 2013
Notar	y rabite t	
The C	Frantee or his agent affirms	and verifies that the name of the Grantee shown on the deed or
assior	ment of beneficial interest i	in a land trust is either a natural person, an Illinois corporation or foreign
como	ration authorized to do busi	ness or acquire and hold title to real estate in Illinois, a partnership
autho	rized to do business or acqu	ire and hold title to real estate in Illinois, or other entity recognized as a
nerso	n and authorized to do busir	ness or acquire and hola title to real estate under the laws of the State of
Illino		
1111110	• • • •	
	•	V-A
Dated	d: July 23, 2010	Signature:
2,4112		Agent
		' &
Subse	cribed and Sworn to before	me
this 2	23 rd day of July, 2010.	
		me
		OFFICIAL SEAL
	. a 1.1	NAN KUBICEK
I	WW.	Notary Public - State of Illinois My Commission Expires Aug 01, 2013
Nota	ry Public	My Commission Character and a state of the s

NOTE: Any person who knowingly submits a false statement concerning the identity of a Grantee shall be guilty of a Class C Misdemeanor for the first offense and of a Class A Misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)