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WARRANTY DEED IN TRUST

Doc#: 1104722047 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 02/16/2011 11:18 AM Pg: 1 of 3

**THIS INDENTURE WITNESSETH,
that the Grantor:**

**Susan L. Johnson, a widow not since
remarried**

of the County of Cook, State of Illinois, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00), and other good and valuable consideration in hand paid, Convey and Warrant unto the **Suburban Bank and Trust Company, an Illinois Corporation, as Trustee under the provision of a Trust Agreement dated the 8th day of February, 2011, known as Trust Number 74-4463**, the following described real estate in the County of Cook, State of Illinois, to-wit:

Lot 37 in the first addition to Heritage Number 3, a subdivision of part of the Southwest 1/4 of Section 3, Township 36 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

**Commonly knows as: 13944 S. Catherine Dr., Orland Park, IL. 60462
PIN: 27-03-308-001-0000**

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

Full power and authority is hereby granted to said trustees to improve, manage, protect and subdivide said premises or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to re-subdivide 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 (s) in trust and to grant such successor(s) in trust all of the title, estate, powers and authorities vested in said trustee, to donate, to dedicate, to mortgage, pledge 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 or any period(s), not exceeding in the case of any single demise the term of 99 years, and to renew or extend leases upon any terms and for any period(s) of time and to amend, change or modify leases and the terms and provisions thereof at any time(s) hereafter, to contract to make leases and to grant options to lease and options to purchase the whole and 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 changes 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(s) hereafter.

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 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 terms of said trust agreement; and every deed, trust deed, lease, mortgage 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

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instrument, (a) that at the time of 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 trusts, 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 title, estate, rights, power, authorities, duties and obligations of its, his or their predecessor in trust.

The interest of each and every beneficiary hereunder and of all persons claiming under them of any of them shall be only in the earnings, avails and proceeds arising from the sale or other dispositions 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 grantor(s) hereby expressly waive(s) and release(s) 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 homesteads from sale on execution or otherwise.

In witness whereof, the grantor(s) aforesaid have/s hereunto set her hand and seal on this the 8th day of February, 2011.

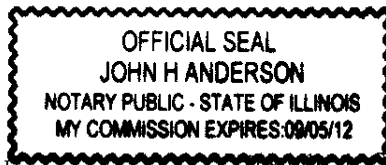
Susan L. Johnson
Susan L. Johnson

STATE OF ILLINOIS]
] ss
COUNTY OF COOK]

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that: **Susan L. Johnson, a widow not since remarried** is personally known to me to be the same person(s) whose names is/are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act, for the use and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and seal this the 8 day of February, 2011.

John H. Anderson
Notary Public



Prepared by: JOHN H. ANDERSON
Attorney at Law
10026 S. Kedzie Ave.
Evergreen Park, IL. 60805

Tax bills to: S. Johnson
13944 S. Catherine Dr.
Orland Park, IL. 60462

Mail recorded deed to: John H. Anderson at above address

Exempt under Real Estate Transfer Tax Law 35 ILCS 200/31-45
sub par. e and Cook County Ord. 93-0-27 par. e
Date 2/16/11 Sign. John H. Anderson

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GRANTOR - GRANTEE STATEMENT

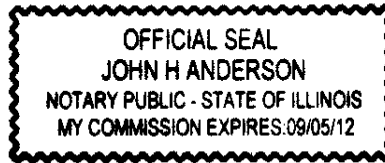
THE GRANTOR OR HIS AGENT AFFIRMS THAT, TO THE BEST OF HIS KNOWLEDGE, THE NAME OF THE GRANTOR SHOWN ON THE DEED OR ASSIGNMENT OF BENEFICIAL INTEREST OF A LAND TRUST IS EITHER A NATURAL PERSON, AN ILLINOIS CORPORATION OR FOREIGN CORPORATION AUTHORIZED TO DO BUSINESS OR ACQUIRE AND HOLD TITLE TO REAL ESTATE 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.

DATED: 2/8/11

X SIGNATURE: Susan L. Johnson
(Grantor or Agent)

Subscribed and Sworn to before me by said Grantor/Agent, on this the 8th day of February, 2011.

John H. Anderson
Notary Public



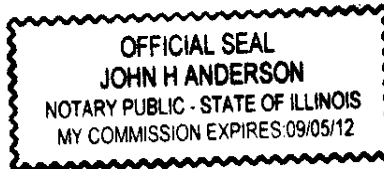
THE GRANTEE OR HIS AGENT AFFIRMS AND VERIFIES THAT THE NAME OF THE GRANTEE SHOWN ON THE DEED OR ASSIGNMENT OF BENEFICIAL INTEREST IN A LAND TRUST IS EITHER A NATURAL PERSON, AN ILLINOIS CORPORATION OR FOREIGN CORPORATION AUTHORIZED TO DO BUSINESS OR ACQUIRE AND HOLD TITLE TO REAL ESTATE IN ILLINOIS, 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 AND HOLD TITLE TO REAL ESTATE UNDER THE LAWS OF THE STATE OF ILLINOIS.

DATED: 2/8/11

X SIGNATURE: Susan L. Johnson
(Grantee or Agent)

Subscribed and Sworn to before me by the said Grantee/Agent on this the 8th day of February, 2011.

John H. Anderson
Notary Public



(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 Act)