

# UNOFFICIAL COPY

**PREPARED BY:**

**Durman Z. Jackson, III**  
Attorney at Law  
18753 May Avenue  
Homewood, IL. 60430



**Doc#:** 1107413010 **Fee:** \$40.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 03/15/2011 09:20 AM Pg: 1 of 3

**MAIL TO:**

**Durman Z. Jackson, III**  
Attorney at Law  
18753 May Avenue  
Homewood, IL. 60430

## WARRANTY DEED IN TRUST

**THIS INDENTURE WITNESSETH** that the Grantors, MARY L. EMERSON and LOVELACE LEE, III, son of MARY L. EMERSON

of the City of Chicago County of Cook and State of Illinois for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations in hand paid. Convey and warrant unto **STANDARD BANK AND TRUST COMPANY**, a corporation of Illinois as Trustee under the provisions of a Trust Agreement dated the 14th day of March 2011, and known as Trust Number 20991 the following described real estate in the County of Cook and State of Illinois, to wit:

Lot 13 and the East 6 feet of Lot 14 in Block 4 in Sweet Cole and Buel's Subdivision of Blocks 1 and 2 in Hunter's Subdivision of the North West 1/4 of Section 31, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

**Permanent Index Number:** 20-31-107-080-0000

**Address of Real Estate:** 2031 West 79<sup>th</sup> Place, Chicago, Illinois 60620

**TO HAVE AND TO HOLD** the said premises with the appurtenances upon the trusts and for the uses and purposes herein set forth:

Full power and authority is hereby granted to said trustee 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 resubdivide said property as often as desired, to contract to sell, to sell on any terms, to convey either with or without consideration, to donate, to dedicate, to mortgage, pledge or otherwise encumber; to lease said property, or any part thereof, from time to time, by leases to commence in present or in future, and upon any terms and for any period or periods of time not exceeding 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 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 said premises 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.

In no case shall any party, to whom said premises, or any part thereof, shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, and in no case shall any party dealing with said trustee in relation to said premises, be obliged to see 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 privileged or obliged to inquire into any of the terms of said Trust Agreement.

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The interest of each and every beneficiary hereunder and of all persons claiming under them, is hereby declared to be personal property and to be in the earnings, avails and proceeds arising from the disposition of the premises; the intention hereof being to vest in said **STANDARD BANK AND TRUST COMPANY** the entire legal and equitable title in fee, in and to all the premises above described.

And the said grantor hereby expressly waives and releases 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 grantors aforesaid has hereunto set our hands and seals, this 7<sup>th</sup> day of March, 2011.

Mary L. Emerson  
MARY L. EMERSON

Lovelace Lee, III  
LOVELACE LEE, III

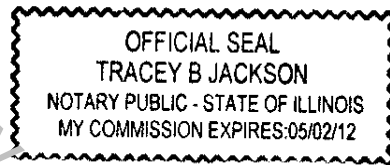
I, the undersigned, a Notary Public in and for said County in the State aforesaid, **DO HEREBY CERTIFY**, that

MARY L. EMERSON and LOVELACE LEE, III

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 they signed, sealed and delivered the said instrument as their 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 Notarial seal this 7<sup>th</sup> day March, A.D. 2011

Tracey B. Jackson  
NOTARY PUBLIC



PROPERTY OF COOK COUNTY Clerk's Office



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**First American**

First American Title Insurance Company  
27745 Diehl Road  
Warrenville, IL 60555

**STATEMENT BY GRANTOR AND GRANTEE**

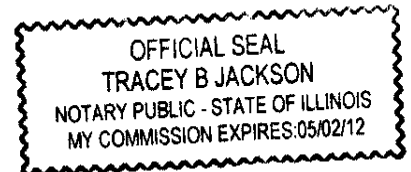
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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.

Dated March 7, 2011

Signature Mary L. Emerson  
Grantor or Agent

Subscribed and sworn to before me by the said Mary L. Emerson affiant  
this 7th day of March, 2011

Notary Public Tracey B. Jackson



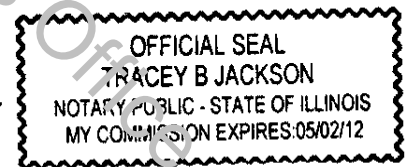
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 March 7, 2011

Signature [Signature]  
Grantor or Agent

Subscribed and sworn to before me by the said Lovelace Lee, III affiant  
this 7th day of March, 2011

Notary Public Tracey B. Jackson



Note: Any person who knowingly submits a false statement concerning the identity of the 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.)