

# UNOFFICIAL COPY



## WARRANTY DEED IN TRUST

Doc#: 1122731009 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee:\$10.00  
Cook County Recorder of Deeds  
Date: 08/15/2011 10:25 AM Pg: 1 of 4

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THE GRANTOR, LORRAINE M. CROWLEY, a widow, of the Village of Tinley Park, the County of Cook, in the State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to the GRANTEE, LORRAINE M. CROWLEY, as Trustee under the provisions of the LORRAINE M. CROWLEY DECLARATION OF TRUST dated August 8, 2011, (hereinafter referred to as said "Trustee," regardless of the number of Trustees), of 16737 S. Paxton Ave., #2B, Tinley Park, Illinois 60477, 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:

UNIT 2B IN PRAIRIE VIEW CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 25 IN BREMENTOWNE SOUTH, BEING A SUBDIVISION OF PART OF THE NORTH WEST ¼ OF THE NORTH WEST ¼ OF SECTION 25, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 25938740 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS. ✓

Permanent Tax No: 27-25-104-023-1004 ✓

Known As: 16737 S. Paxton Ave., #2B, Tinley Park, Illinois 60477 ✓

SUBJECT TO: (1) Real estate taxes for the year 2011 and subsequent years; (2) Covenants, conditions, restrictions and easements apparent or of record; (3) All applicable zoning laws and ordinances; (4) Building, building line and use or occupancy restrictions, conditions and covenants of record; (5) Easements for public utilities; (6) Drainage ditches, feeders, laterals and drain tile, pipe or other conduit hereby releasing and waiving all rights under and by virtue of Homestead Exemption Laws of the State of Illinois; (7) Declaration of Condominium; and (8) The Condominium Property Act.

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the uses and purposes herein and in said Trust Agreement set forth, hereby releasing any and all homestead rights in the subject property.

S yes  
P 4  
S /  
M No  
SC yes  
E yes  
INT to

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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.

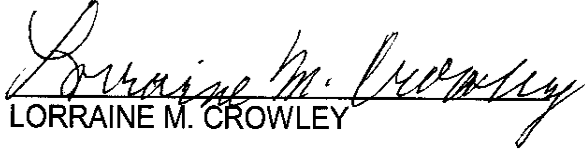
In no case shall any party dealing with said Trustee in relation to said premises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said Trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced 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, his 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.

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And the said Grantor(s) hereby 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 homesteads from sale on execution or otherwise.

IN WITNESS WHEREOF, the Grantors aforesaid have hereunto set their hand and seal this 8th day of August 2011.

  
LORRAINE M. CROWLEY


STATE OF ILLINOIS )

) ss.

COUNTY OF DUPAGE )

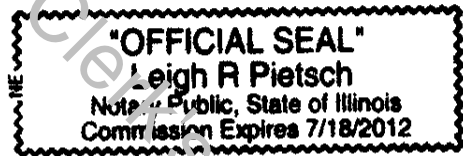
I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY THAT LORRAINE M. CROWLEY, a Widow, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before, me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her 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 notary seal, this 8th day of August 2011.

  
\_\_\_\_\_  
Notary Public

**Tax Bill To:**

Lorraine M. Crowley  
16737 S. Paxton Ave., #2B  
Tinley Park, Illinois 60477



**Return To:**

Leigh R. Pietsch  
1776 Naperville Road  
Building A, Suite 200  
Wheaton, Illinois 60189



**Prepared By:** ✓

Leigh R. Pietsch  
1776 Naperville Road  
Building A, Suite 200  
Wheaton, Illinois 60189

**EXEMPT UNDER PROVISIONS OF 35 ILCS 200/31-45, PARAGRAPH E OF THE REAL ESTATE TRANSFER TAX LAW.** ✓

**Dated:** 8-8-11 ✓

**Representative:** Leigh R. Pietsch ✓

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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.

Dated August 8, 20 11

Signature: Lorraine M. Crowley  
Grantor or Agent

Subscribed and sworn to before me  
By the said Lorraine M. Crowley  
This 8th day of August, 20 11  
Notary Public Leigh R. Pietsch



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 title to real estate under the laws of the State of Illinois.

Date August 8, 20 11

Signature: Lorraine M. Crowley  
Grantee or Agent

Subscribed and sworn to before me  
By the said Lorraine M. Crowley, Trustee  
This 8th day of August, 20 11  
Notary Public Leigh R. Pietsch



**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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)