

UNOFFICIAL COPY



1206747089D

WARRANTY DEED IN TRUST
ILLINOIS STATUTORY
INDIVIDUAL

Doc#: 1206747089 Fee: \$46.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 03/07/2012 03:47 PM Pg: 1 of 5

THE GRANTOR(S) Luegennie Taylor, a widow and not since remarried, Ralph Taylor, Jr., a single man, Henry Ulysses Taylor, married to Diane Taylor, Janice Harper, a divorced woman and not since remarried, Yvette Patterson, married to Ernest Muhammad and Valerie Williams, married to Ronnie Williams all of the city of Chicago, County of Cook, State of Illinois for and in consideration of Ten Dollars (\$10.00), and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to Suburban Bank and Trust Company, an Illinois Corporation, 9901 S. Western Avenue, Chicago, Illinois 60643-1800, as Trustee under the provisions of a Trust Agreement dated the 11th day of January, 2012 known as Trust Number 74-4610, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit

See Exhibit "A" attached hereto and made a part hereof

THIS IS A NON-HOMESTEAD PROPERTY

Permanent Real Estate Index Number(s): 16-23-310-007-0000

Address(es) of Real Estate: 1821 S. Springfield Avenue
Chicago, IL 60647

TO HAVE AND TO HOLD, said real estate and appurtenances thereto upon the trusts set forth in said Trust Agreement and for the following uses:

1. The Trustee (or Trustees, as the case may be), is invested with the following powers: (a) to manage, improve, divide or subdivide the trust property, or any part thereof, (b) To sell on any terms, grant options to purchase, contract to sell, to convey with or without consideration, to convey to a successor or successors in trust, any or all of the title and estate of the trust, and to grant to such successor or successors in trust all the powers vested in the Trustee. (c) To mortgage, encumber or otherwise transfer the trust property, or any interest therein, as security for advances or loans. (d) To dedicate parks, street, highways or alleys, and to vacate any portion of the premises. (e) To lease and enter into leases for the whole or part of the premises, from time to time, but any such leasehold or renewal shall not exceed a single term of 199 years, and to renew, extend or modify any existing lease.
2. Any party dealing with the Trustee with regard to the trust property, whether by contract, sale, mortgage, lease or otherwise, shall not be required to see to the application of the purchase money, loan proceeds, rental or other consideration given, nor shall be required to see that the terms of the trust have been complied with, or to enquire

UNOFFICIAL COPY

into the powers and authority of the Trustee, and the execution of every contract, option, deed, mortgage or other instrument dealing with the trust property, shall be conclusive evidence in favor of every person relying upon or claiming under such conveyance or other instrument; that at the time of the execution and delivery of any of the aforesaid instruments, the Trust Agreement above described was in full force and effect; that said instrument so executed was pursuant to and in accordance with the authority granted the Trustee, and is binding upon the beneficiary or beneficiaries under said Trust Agreement; and if said agreement is executed by a successor or successors in trust, that he or they were duly appointed and are fully invested with the title, estate, rights, powers and duties of the preceding Trustee.

3. The interest of each and every beneficiary under said Trust Agreement and hereunder, and of all persons claiming under any of the beneficiaries, shall be only in the earnings, avails and proceeds arising from the sale or other disposition of the trust property, and such interest is hereby declared to be personal property only, and the beneficiary or beneficiaries of the trust shall not have any title or interest therein, legal or equitable, except as stated.

4. In the event of the inability, refusal of the Trustee herein named, to act, or upon his removal from the County is then appointed as Successor Trustee herein with like powers and authority as is vested in the Trustee named herein.

All of the covenants, conditions, powers, rights and duties vested hereby, in the respective parties, shall inure to and be binding upon their heirs, legal representatives and assigns.

If the title to any of the above real estate now is or hereafter shall be registered, the Registrar of Titles is directed not to register or note in the Certificate of Title, duplicate thereof, or memorial, the words "in trust" or "upon condition", or "with limitation", or words of similar import, in compliance with the statute of the State of Illinois in such case made and provided.

The Grantor(s) hereby waive(s) and release(s) any and all right and benefit under and by virtue of the Statutes of the State of Illinois providing for the exemption of homestead from sale or execution or otherwise.

Dated this 16th day of JANUARY, 2012

By: Luegennie Taylor
Luegennie Taylor

Janice Harper
Janice Harper

Ralph Taylor Jr.
Ralph Taylor, Jr.

Yvette Patterson
Yvette Patterson

Henry Ulysses Taylor
Henry Ulysses Taylor

Valerie Williams
Valerie Williams

Exempt under Real Estate Transfer Tax Law 35 ILCS 200/31-45	
sub par. <u>e</u> and Cook County Ord. 93-0-27 par. <u>4</u>	
Date <u>3/7/12</u>	Sign. <u>Scott J. Bellin</u>

UNOFFICIAL COPY

STATE OF ILLINOIS, COUNTY OF COOK SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Luegennie Taylor, a widow and not since remarried, Ralph Taylor, Jr., a single man, Henry Ulysses Taylor, married to Diane Taylor, Janice Harper, a divorced woman and not since remarried, Yvette Patterson, married to Ernest Muhammad and Valerie Williams, married to Ronnie Williams, personally known to me to be the same person(s) whose name(s) are 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 official seal this 16th day of JANUARY, 2012.



Scott L Hillstrom
Notary Public

Prepared by:
Hillstrom & Hillstrom
11212 S. Western Avenue
Chicago, IL 60643

Mail to:

Suburban Bank & Trust Co.
9901 S. Western Ave.
Chicago, IL 60643

Name and Address of Taxpayer:

Luegennie Taylor
1816 S. Avers Ave.
Chicago, IL 60623

Property of Cook County Clerk's Office

UNOFFICIAL COPY

Exhibit "A" – Legal Description

LOT 46 AND THE SOUTH 1/2 OF LOT 47 IN BLOCK 6 IN MOORE'S SUBDIVISION OF LOT 1 IN THE SUPERIOR COURT PARTITION OF THE WEST 60 ACRES NORTH OF THE SOUTH WESTERN PLANK ROAD OF THE SOUTHWEST ¼ OF SECTION 23, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

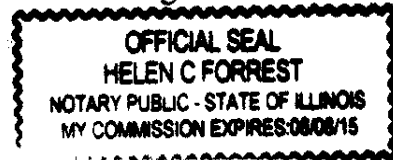
THE GRANTOR OR HIS AGENT AFFIRMS THAT, TO THE BEST OF HIS KNOWLEDGE, THE NAME OF THE GRANTEE SHOWN ON THE DEED OR ASSIGNMENT OF BENEFICIAL INTEREST IN A LAND TRUST IS EITHER A NATURAL PERSON, AN ILLINOIS CORPORATION OR FOREIGN CORPORATION AUTHORIZED TO DO BUSINESS OR ACQUIRE AND HOLD TITLE TO REAL ESTATE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

Dated: 1/16, 2012

Signature: [Signature]

Grantor or Agent

Subscribed and Sworn to before me by the said AFFIANI this 16th day of JANUARY, 2012
Notary Public: [Signature]



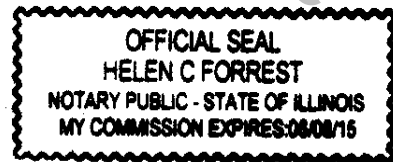
THE GRANTEE OR HIS AGENT AFFIRMS AND VERIFIES THAT THE NAME OF THE GRANTEE SHOWN ON THE DEED OR ASSIGNMENT OF BENEFICIAL INTEREST IN A LAND TRUST IS EITHER A NATURAL PERSON, AN ILLINOIS CORPORATION OR FOREIGN CORPORATION AUTHORIZED TO DO BUSINESS OR ACQUIRE AND HOLD TITLE TO REAL ESTATE IN ILLINOIS,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

Dated: 1/16, 2012

Signature: [Signature]

Grantee or Agent

Subscribed and Sworn to before me by the said AFFIANI this 16th day of JANUARY, 2012
Notary Public: [Signature]



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 ACTS.)