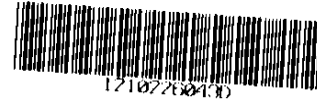


UNOFFICIAL COPY

WARRANTY DEED IN TRUST

①110/609U - FNTIC
 THIS INDENTURE WITNESSETH, That the Grantor(s), Jeanette D. Wilkerson, married to Brian Beard of 217 East Emerson Street, Arlington Heights, of the County of Cook and State of Illinois for and in consideration of TEN AND 00/100 DOLLARS (\$10.00) and other good and valuable considerations in hand paid, CONVEY and WARRANT unto CHICAGO TITLE LAND TRUST COMPANY, a corporation of Illinois, whose address is 181 W. Madison Street, 17th Floor, Chicago, IL 60602-4964, as Trustee under the provisions of a trust agreement dated the 10th day of October, 2011, known as Trust Number F681239, the following described real estate in the County of Cook, and State of Illinois, to-wit:



Doc#: 1210226043 Fee: \$42.00
 Eugene "Gene" Moore RHSP Fee: \$10.00
 Cook County Recorder of Deeds
 Date: 04/11/2012 10:04 AM Pg: 1 of 3

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Property Address: 217 East Emerson Street, Arlington Heights, Illinois 60005
 Permanent Tax Number: 08-10-300-053-0000

BOX 15

FIDELITY NATIONAL TITLE

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.

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 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 *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

S P S
 N S P
 N S P
 N S P
 N S P

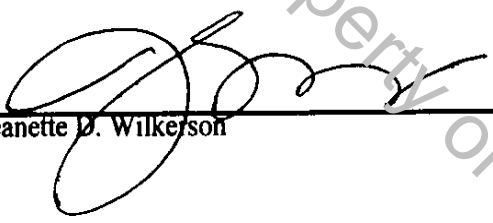
UNOFFICIAL COPY

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 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 the title, estate, rights, powers, authorities, duties and obligations of its, his or their predecessor in trust.

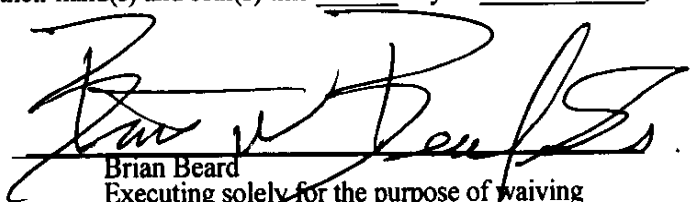
The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary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

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 has/ve hereunto set their hand(s) and seal(s) this 29 day of March, 2012



Jeanette D. Wilkerson




Brian Beard
Executing solely for the purpose of waiving homestead rights

State of ~~Illinois~~ PA
County of BERKS SS

I, the undersigned, a Notary Public in and for said County and State aforesaid, do hereby certify that Jeanette D. Wilkerson, married to Brian Beard, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

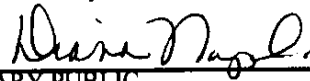


Given under my hand and notarial seal this 30 day of DECEMBER, 2011.


NOTARY PUBLIC

State of ~~Illinois~~ PA
County of BERKS SS

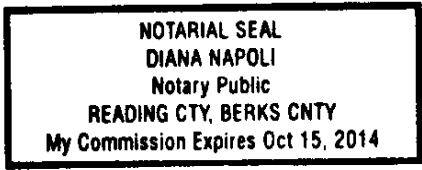
I, the undersigned, a Notary Public in and for said County and State aforesaid, do hereby certify that Brian Beard, married to Jeanette D. Wilkerson, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/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 30 day of DECEMBER, 2011.


NOTARY PUBLIC

AFTER RECORDING, PLEASE MAIL TO:

CHICAGO TITLE LAND TRUST COMPANY
171 N. CLARK STREET
CHICAGO, IL 60602-4694



THIS INSTRUMENT WAS PREPARED BY: Richard Shopiro, Sulzer & Shopiro, Ltd., 111 W. Washington Street, Suite 855, Chicago, IL 60602

UNOFFICIAL COPY

FRS File No.: 681239

EXHIBIT A

THAT PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 10, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 10, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, RUNNING THENCE ON A LINE NORTH 25 DEGREES, 2 MINUTES, 30 SECONDS, EAST, 185.20 FEET FOR A PLACE OF BEGINNING; RUNNING THENCE EAST PARALLEL WITH THE SOUTH LINE OF SAID QUARTER SECTION, 178.29 FEET; RUNNING THENCE NORTH PARALLEL WITH THE WEST LINE OF SAID SECTION, 167.52 FEET TO THE CENTER LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION; RUNNING THENCE WEST ON SAID CENTER LINE, 100 FEET TO A POINT ON THE FIRST DESCRIBED LINE EXTENDED NORTHEASTERLY; RUNNING THENCE SOUTH 25 DEGREES, 2 MINUTES, 30 SECONDS WEST TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

① 11014090-ANTR

REAL ESTATE TRANSFER 03/29/2012



COOK	\$222.50
ILLINOIS:	\$445.00
TOTAL:	\$667.50

08-10-300-053-0000 | 20120301604098 | FSPSPF