

# UNOFFICIAL COPY



Doc#: 1211654004 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 04/25/2012 10:47 AM Pg: 1 of 3



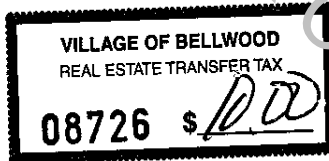
## WARRANTY DEED IN TRUST

THIS INDENTURE WITNESSETH, that the Grantor,

LILLIE M. LARKIN, a single woman,

of the County of Cook and State of Illinois, for and in consideration of 10.00 Dollars, and other good and valuable considerations in hand paid, conveys and warrants unto ATG TRUST COMPANY, 265 East Deerpath, Lake Forest, Illinois 60045, an Illinois Corporation, as trustee under the provisions of a trust agreement dated the 12th day of March, 2012, known as Trust Number L0012-030, the following described real estate in the County of Cook and State of Illinois, to wit:

THE WEST 2/3 OF LOT 101 AND THE EAST 2/3 OF LOT 102 IN BELLWOOD, A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



EXEMPT UNDER PROVISIONS OF PARAGRAPH E, SECTION 4, REAL ESTATE TRANSFER TAX.

Lillie M Larkin 3/27/12  
Buyer, Seller or Representative Date

Permanent Tax Number: 15-09-321-106-0000

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trust 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 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 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, to pledge or otherwise to encumber said property, or any part thereof, to lease said property, or any part thereof, for a 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 99 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.

Street address of above described property: 3619 Madison Street, Bellwood IL 60104

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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 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, her, 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.

If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in the certificate of title or duplicate thereof, or memorial, the words "in trust" or "upon condition" or "with limitations," or words of similar import, in accordance with the statute in such case made and provided.

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/have hereunto set his/her/their hand and seal this 12th day of March, 2012.

X Lillie M. Larkin (Seal) \_\_\_\_\_ (Seal)  
 LILLIE M. LARKIN  
 \_\_\_\_\_ (Seal) \_\_\_\_\_ (Seal)

STATE OF ILLINOIS )  
 ) SS I, the undersigned, a Notary Public, in and for said County, in the State aforesaid, DO  
 COUNTY OF COOK ) HEREBY CERTIFY that LILLIE M. LARKIN, a single person,  
 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 instruments as his/her/their free and  
 voluntary act, for the uses and purposed therein set forth, including the release and  
 waiver of the right of homestead.



Given under my hand and Notarial Seal this 12th day of March, 2012.

Vincent F. Giuliano  
 Notary Public

|   |  |
|---|--|
| <b>Mail this recorded instrument to:</b><br><br>VINCENT F. GIULIANO, ATTORNEY AT LAW<br>7222 W. CERMAK ROAD, SUITE 701<br>NORTH RIVERSIDE, IL 60546 | <b>Mail future tax bills to:</b><br><br>LILLIE M. LARKIN<br>3619 Madison Street<br>Bellwood IL 60104 |
| <b>This instrument prepared by:</b><br><br>VINCENT F. GIULIANO, ATTORNEY AT LAW<br>7222 W. CERMAK ROAD, SUITE 701<br>NORTH RIVERSIDE, IL 60546      |  |

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## STATEMENT BY GRANTOR AND GRANTEE

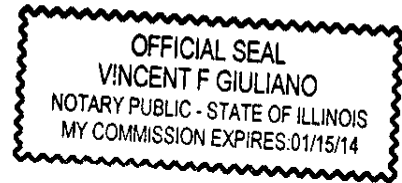
The grantor or grantor's agent affirms that, to the best of grantor's knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title 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 27, 2012

Signature: X *Lillie M Larkin*  
Grantor or Agent

Subscribed and sworn to before me by the said  
Lillie M. Larkin on March 27, 2012.

Notary Public *Vincent F Giuliano*



The grantee or grantee's 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, 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 27, 2012

Signature: X *Lillie M Larkin*  
Grantee or Agent

Subscribed and sworn to before me by the said  
Lillie M. Larkin on March 27, 2012.

Notary Public *Vincent F Giuliano*

