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FIRST AMERICAN

File # 2300421

WARRANTY DEED IN TRUST
ILLINOIS STATUTORY
INDIVIDUAL

REAL ESTATE TRANSFER 07/10/2012



COOK	\$127.50
ILLINOIS:	\$255.00
TOTAL:	\$382.50

18-06-200-015-0000 | 20120701600879 | TFUWC8



12200330820

Doc#: 1220033082 Fee: \$44.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 07/18/2012 11:04 AM Pg: 1 of 4

Preparer File: 2300421
FATIC No.: 2300421

THE GRANTOR(S) Margaret J Sexton, a single woman of the City of Chicago, County of Cook, State of IL for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to Standard Bank and Trust Company as Trustee under Trust agreement dated July 13, 1993 and known as Trust No. 13965 of the County of Cook, the following described Real Estate situated in the County of Cook in the State of IL, to wit

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

Permanent Real Estate Index Number(s): 18-06-200-015-0000

Address(es) of Real Estate: 3904 Forest Avenue
Western Springs, IL 60558

Subject to: general real estate taxes not due + payable, covenants, conditions, + restrictions of record, building lines + easements, if any, provided they do not interfere with the current use + enjoyment.

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 into the powers and authority of the Trustee, and the execution of every contract, option, deal, 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



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Title Insurance Company

Warranty Deed in Trust - Individual

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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 9th day of July, 2012.

By: Margaret J. Sexton
Margaret J Sexton

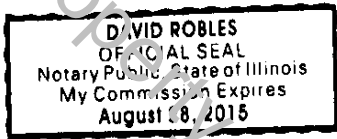


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STATE OF ILLINOIS, COUNTY OF DuPage SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Margaret J Sexton, 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 9 day of July, 2012.



[Signature]
Notary Public

Prepared by:
Gardiner Koch Weisberg & Wrona
1700 Park Street, Suite 102
Naperville, IL 60563

Mail to:
Attorney Paul McNaughton
1S220 Jackson Street
Burr Ridge, IL 60527

Name and Address of Taxpayer:
Standard Bank and Trust Company as Trustee under Trust agreement dated July 13, 1993 and known as Trust No. 13965
7800 West 95th Street
Hickory Hills, Illinois 60457

CLERK OF COOK COUNTY CLERK'S OFFICE



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Exhibit "A" – Legal Description

LOT 11 IN WOODLAND RIDGE, A RESUBDIVISION BY SMITH AND FISH OF LOTS 1 TO 10, BOTH INCLUSIVE, AND LOTS 29 TO 37 BOTH INCLUSIVE, IN BLOCK 26 IN WESTERN SPRINGS RESUBDIVISION OF PART OF EAST HINSDALE, A SUBDIVISION OF THE EAST 1/2 OF SECTION 6, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN WITH PARTS OF SECTIONS 31 AND 32, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

