

# UNOFFICIAL COPY



Doc#: 1220818007 Fee: \$40.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 07/26/2012 08:19 AM Pg: 1 of 2

## WARRANTY DEED IN TRUST

THIS INDENTURE WITNESSETH, That the Grantor MARILYN MARTIN, as Sole

Trustee of THE HELEN NIX

DECLARATION OF TRUST dated

November 16, 2011

of the County of COOK  
and State of ILLINOIS for and in  
consideration of TEN AND NO/100 Dollars,  
and other good and valuable considerations  
in hand paid, Convey and WARRANT

unto the MARQUETTE BANK f/n/a MARQUETTE NATIONAL BANK An Illinois Banking Assn.,  
whose address is 6155 South Pulaski Road, Chicago, Illinois, 60629, as Trustee under the provisions of  
a trust agreement dated the 19 day of June 20 12, and known as Trust Number 19960  
the following described Real estate in the County of COOK and State of Illinois, to-wit:

THE SOUTH HALF OF THE NORTH HALF OF LOT 5 IN BLOCK 4 IN CHICAGO TITLE & TRUST  
COMPANY'S SUBDIVISION OF PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF  
SECTION 15, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, AS PER  
PLAT THEREOF RECORDED MAY 17, 1916 AS DOCUMENT 4562087 IN COOK COUNTY, ILLINOIS.

Property Address: 6052 S. KEATING, CHICAGO, IL. 60629

Permanent Tax Number: 19-15-308-035-0000

Volume # \_\_\_\_\_

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. See reverse side for terms & powers of trustee. And the said grantors 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 grantor aforesaid has hereunto set their hand and seal this 28<sup>TH</sup> day of JUNE 20 08

Seal

Marilyn Martin TRUSTEE Seal  
MARILYN MARTIN, as Sole Trustee of the  
HELEN NIX DECLARATION OF TRUST dated 11/16/11

Seal

Seal



STATE OF ILLINOIS SS  
COUNTY OF COOK

I, the undersigned, a Notary Public, in and for said County in the state aforesaid do hereby certify that  
MARILYN MARTIN, Sole Trustee of the HELEN NIX DECLARATION OF TRUST  
DATED NOVEMBER 16, 2011

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.

Dated July 28 2012

Dianne L Kelly  
Notary Public

Old Republic National Title Insurance Company  
20 South Clark Street  
Suite 2000  
Chicago, IL 60603  
#1824836

# UNOFFICIAL COPY

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 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 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 mortgage 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 a successor or successors in trust, that such successor to successors in trust have been properly appointed and fully vested with all the title, estate, rights, power, 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.

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.

**AFTER RECORDING, PLEASE MAIL TO:**

**MARQUETTE BANK**

9533 W. 143<sup>RD</sup> ST

ORIANIN PARK II 60462

REAL ESTATE TRANSFER 07/25/2012



CHICAGO:	\$660.00
CTA:	\$264.00
<b>TOTAL:</b>	<b>\$924.00</b>

19-15-308-035-0000 | 20120701604970 | 2V1W4Z

**THIS INSTRUMENT WAS PREPARED BY**

JOHN M. MORRONE

12820 S. RIDGELAND AV., UNIT C

BALOS HEIGHTS, IL 60463

REAL ESTATE TRANSFER 07/25/2012



COOK	\$44.00
ILLINOIS	\$88.00
<b>TOTAL:</b>	<b>\$132.00</b>

19-15-308-035-0000 | 20120701604970 | 8L269L