

# UNOFFICIAL COPY

## WARRANTY DEED IN TRUST

THIS INDENTURE WITNESSETH that  
the Grantor:

**DAVID L. PHILLIPS,**

a single man, of the County of Cook  
and the State of Illinois for and in con-  
sideration of Ten Dollars (\$10.00), and  
other good and valuable considera-  
tions in hand paid, Conveys and war-  
rants unto:

**THE CHICAGO TRUST  
COMPANY, N.A.**

its successor or successors, as Trustee under a trust agreement dated the 5<sup>th</sup> day of June 2012, known as TRUST NO.  
BEV-3455, whose address is 10259 S. WESTERN, CHICAGO, ILLINOIS 60643, the following described real  
estate situated in the County of Cook, in the State of Illinois, to wit:

LOT 16 (EXCEPT THE NORTH 18 FEET THEREOF) AND THE NORTH 26 FEET OF LOT 17 IN BLOCK 12  
IN HAROLD J. MC ELHINNY'S FIRST ADDITION TO SOUTHTOWN, A SUBDIVISION OF PART OF THE  
SOUTH HALF OF SECTION 24, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL  
MERIDIAN, LYING EAST OF THE BALTIMORE AND OHIO, CHICAGO TERMINAL TRANSFER  
COMPANY, IN COOK COUNTY, ILLINOIS,

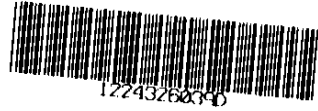
PIN: 24-24-403-041-0000;  
ADDRESS: 11536 S. Campbell Avenue, Chicago, Illinois 60655.

**PNIN  
70 W MADISON STE 1600  
CHICAGO IL 60602**

**TO HAVE AND TO HOLD** the real estate with its appurtenances upon the trusts and for the uses and purposes herein  
and in the trust agreement set forth. This deed is made Subject to the lien of every trust deed or mortgage (if any there be)  
of record in said county given to secure the payment of money, and remaining unreleased at the date of the delivery  
hereof. Grantor hereby expressly waives and releases any and all rights or benefits under and by virtue of any and all  
statutes of the State of Illinois, providing for the exemption of homesteads from sales on execution or otherwise.

Full power and authority is hereby granted to said trustee to subdivide and re-subdivide the real estate or any part  
thereof; to dedicate parks, streams, highways or alleys and to vacate any subdivision or part thereof; to execute contracts  
to sell or exchange, or execute grants of options to purchase, to execute contracts to sell on any terms, to convey either  
with or without consideration; to convey real estate 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 the trustee; to donate, to dedi-  
cate, to mortgage, or otherwise encumber the real estate, or any part thereof; to execute leases of the real estate, or any  
part thereof, from time to time, in possession or reversion by leases to commerce in praesenti or futuro, and upon any terms  
and for any period or periods of time, and to execute renewals or extensions of leases upon any terms and for any period  
or periods of time and to execute amendments, changes or modifications of leases and the terms and provisions thereof at  
any time or times hereafter; to execute contracts to make leases and to execute options to lease and options to renew  
leases and options to purchase the whole or any part of the reversion and to execute contracts respecting the manner of  
fixing the amount of present or future rentals, to execute grants of easements or charges or any kind; to release, convey or  
assign any right, title or interest in or about easement appurtenant to the real estate or any part thereof, and to deal with  
the title to said real estate and every part thereof in all other ways and for such other considerations as it would be lawful  
for any person owning the title to the real estate to deal with it, whether similar to or different from the ways above speci-  
fied and at any time or times hereafter.

In no case shall any party dealing with said trustee in relation to the real estate, or to whom the real estate or any part  
thereof shall be conveyed, contracted to be sold, leased or mortgaged by the trustee, be obliged to see the application of  
any purchase money, rent, or money borrowed or advanced on the real estate, or be obliged to see that the terms of the  
trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of the trustee, or to be  
obliged or privileged to inquire into any or the terms of the trust agreement; and every deed, trust deed, mortgage, lease  
or other instrument executed by the trustee in relation to the real estate shall be conclusive evidence in favor of every per-  
son relying upon or claiming under any such conveyance, lease or other instrument, (a) that at the time of the delivery



Doc#: 1224326039 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 08/30/2012 09:06 AM Pg: 1 of 3

S Y  
P 3  
S N  
SC Y  
INT TR

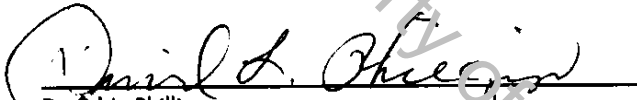
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thereof the trust created herein and by the trust agreement was in full force and effect, (b) that such conveyance of other instrument was executed in accordance with the trusts, conditions and limitations contained herein and in the trust agreement or in any amendments thereof and bindings upon all beneficiaries, (c) that the trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instruments 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 it, his or their predecessor in trust.

The interest of each beneficiary under the trust agreement and of all persons claiming under them or any of them shall be only in possession, earnings, and the avails and proceeds arising from the sale, mortgage or other disposition of the real estate, and such interest is hereby declared to be personal property, and no beneficiary shall have any title or interest, legal or equitable, in or to the real estate as such, but only an interest in the possession, earnings, avails, and proceeds thereof as aforesaid.

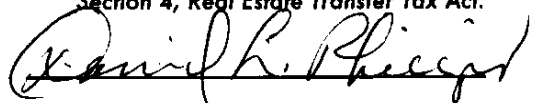
If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in the certificate of title or duplicate thereof, or memorial, the words "in trust," or "upon condition," or "with limitations," or words of similar import, in accordance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

In Witness Whereof, the grantor aforesaid has hereunto set his hands and seal this 12<sup>th</sup> day of June 2012.

  
David L. Phillips

Exempt under provisions of Paragraph (e),  
Section 4, Real Estate Transfer Tax Act.

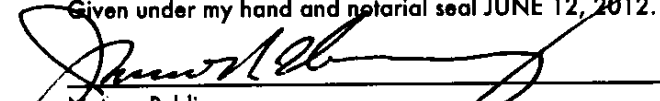
June 12, 2012



STATE OF ILLINOIS            )  
  )    ss.  
COUNTY OF COOK            )

The undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that DAVID L. PHILLIPS, A SINGLE MAN, 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 he signed, sealed and delivered the instrument as his 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 JUNE 12, 2012.

  
Notary Public



This instrument was prepared by: James K. Kenny, Attorney at Law, 9759 Southwest Highway, Oak Lawn, IL 60453

MAIL DEED TO:            THE CHICAGO TRUST COMPANY, 10258 S. WESTERN, CHICAGO, IL 60643.

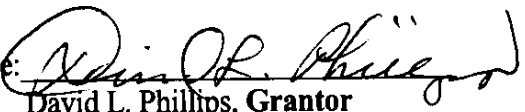
MAIL TAX BILLS:         DAVID L. PHILLIPS, 11536 S. CAMPBELL AVENUE, CHICAGO, IL 60655.

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## STATEMENT BY GRANTOR AND GRANTEE

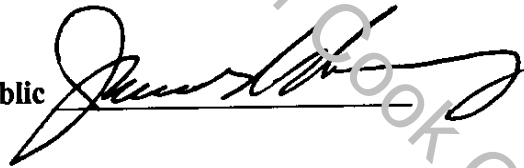
The grantors or their agent affirms that, to the best of their knowledge, the name of the grantees shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real 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: June 12, 2012

Signature:   
David L. Phillips, Grantor

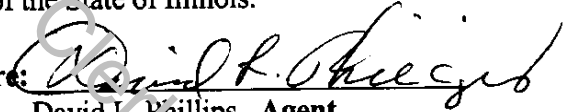
Subscribed and sworn to before me this 12<sup>th</sup> day of June, 2012.

Notary Public



The grantees or their agent affirms and verifies that the name of the grantees 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 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: June 12, 2012

Signature:   
David L. Phillips, Agent

Subscribed and sworn to before me this 12<sup>th</sup> day of June, 2012.

Notary Public



**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.