



WARRANTY DEED IN TRUST

Doc#: 1236248002 Fee: \$42.00
Karen A. Yarbrough RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 12/27/2012 09:25 AM Pg: 1 of 3

THIS INDENTURE WITNESSETH, that the Grantor, RUBY C. COLLINS, divorced and not since remarried, of 46 LeMoyné Parkway, Oak Park, IL 60302 Cook County, State of Illinois, for and in consideration of Ten (\$10.00) and no/100 Dollars, and other good and valuable consideration in hand paid, the receipt of which is hereby acknowledged, hereby conveys and warrants to RUBY C. COLLINS, Trustee under the RUBY C. COLLINS TRUST dated December 17, 2012, and to any and all successors as Trustee appointed under said Trust Agreement, or who may be legally appointed, of 46 LeMoyné Parkway, Oak Park, IL 60302 the following described real estate:
(See reverse side for legal description.)

This transfer is exempt pursuant to 35 ILCS 305/4(e) and 5 ILCS 312/3-102 (b)(1)(iii).

Attorney for Grantor

12/19/12

Date

EXEMPTION APPROVED

Permanent Index Number (PIN): 16-05-105-028-0000

CRAIG M. LESNER, CFO
VILLAGE OF OAK PARK

Address(es) of Real Estate: 46 LeMoyné Parkway, Oak Park, IL 60302

TO HAVE AND TO HOLD the said real estate with the 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 inquire 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 that 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 instrument is executed by a successor or successors in trust, that he or they were duly appointed and are fully vested 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

UNOFFICIAL COPY

4. In the event of the inability or refusal of the Trustee herein named, to act, or upon their removal from the County, CAROLYN N. COLLINS, 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 hereby waives and releases 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 19th day of December 2012.

Ruby C. Collins (SEAL)
RUBY C. COLLINS

State of Illinois
County of Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that RUBY C. COLLINS, divorced and not since remarried, 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.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, this 19th day of December, 2012.



[Signature]
Notary Public

This instrument prepared by: JAMES E. McMAHON, 1111 South Boulevard, Oak Park, Illinois 60302

Legal Description

LOT 22 IN BLOCK 2 IN FAIR OAKS TERRACE, BEING A SUBDIVISION OF THE EAST 50 ACRES OF THE NORTH 75 ACRES OF THE NORTHWEST ¼ OF SECTION 5, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

RETURN TO:
James E. McMahon
Attorney at Law
1111 South Boulevard
Oak Park, IL 60302
(708) 524-1900

MAIL TAX BILLS TO:
RUBY C. COLLINS
46 LeMoyné Parkway
Oak Park, IL 60302

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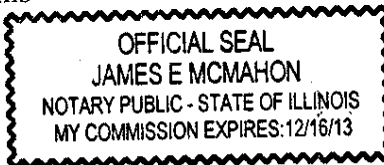
STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his 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: Dec. 19 2012

Signature: Ruby C. Collins
Grantor or Agent
Ruby C. Collins

SUBSCRIBED and SWORN TO before me this
19th day of December, 2012.



Notary Public

The grantee or his 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, 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: Dec. 19 2012

Signature: Ruby C. Collins
Grantee or Agent
Ruby C. Collins Trustee

SUBSCRIBED and SWORN TO before me this
19th day of December, 2012.



Notary Public

EXEMPTION APPROVED

CML
CRAIG M. LESNER, CFO
VILLAGE OF OAK PARK