



Doc#: 1324201001 Fee: \$46.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/30/2013 09:44 AM Pg: 1 of 5

WARRANTY DEED IN TRUST

THIS INDENTURE
WITNESSETH, that the
Grantors, **LEO STODDEN
AND ROSARIO JIMENEZ
STODDEN**, HUSBAND AND
WIFE, of 10706 S. Avenue B,
Chicago, of the County of Cook
and State of Illinois, for and in
consideration of **FFN** and 00/100
Dollars, and other good and
valuable consideration, in hand
paid, conveys and warrants unto
the Grantees, **LEO STODDEN
AND ROSARIO JIMENEZ
STODDEN, TRUSTEES OF
THE LEO STODDEN AND
ROSARIO JIMENEZ
STODDEN LIVING TRUST
DATED OCOTBER 9, 2012**
the following described real
estate in the County of Cook and
State of Illinois,

130102800745

=====**For Recorder's Use**=====

SEE ATTACHED LEGAL DESCRIPTION(S)

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.

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, 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 present or in future, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 198 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

S Y
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Attorneys' Title Guaranty Fund, Inc
1 S. Wacker Dr., STE 2400
Chicago, IL 60606-4650
Attn: Search Department

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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.



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, or their predecessor in trust.


And the said Grantors hereby expressly waives and releases any right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from the sale on execution or otherwise.

IN WITNESS WHEREOF, the Grantors aforesaid have hereunto set their hand and seal by affixing their signatures this 15 day of ~~June~~, 2013.

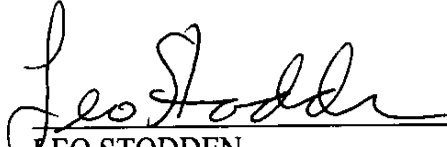
July

Exempt under Section 4(e) of the Real Estate Transfer Tax Act.

REAL ESTATE TRANSFER		08/14/2013
	COOK	\$0.00
	ILLINOIS:	\$0.00
	TOTAL:	\$0.00

REAL ESTATE TRANSFER		08/14/2013
	CHICAGO:	\$0.00
	CTA:	\$0.00
	TOTAL:	\$0.00

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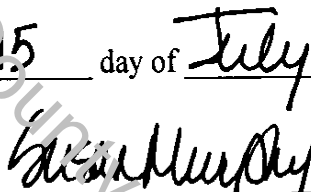

LEO STODDEN


ROSARIO JIMENEZ STODDEN

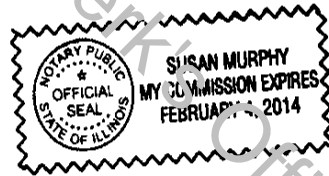
STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that, **LEO STODDEN AND ROSARIO JIMENEZ STODDEN** personally known to me to be the same persons whose names 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 acts, 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 this 15 day of July, 2013.


NOTARY PUBLIC

Mail Tax Bill & Recorded Deed to:
Leo Stodden
10706 Avenue B
Chicago, IL 60617



THIS DOCUMENT PREPARED BY:
Thomas F. Courtney & Associates
7000 West 127th Street
Palos Heights, Illinois 60463

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Property Address: **10706 Avenue B, Chicago, IL 60617**

PIN#26-17-208-060-0000

Legal Description:

LOT 2 (EXCEPT THE NORTH 22 FEET THEREOF) AND THE NORTH 27 FEET OF LOT 3 IN BLOCK 7 IN STATE LINE PARK BEING PETER FOOTE'S SUBDIVISION IN THE NORTHEAST FRACTIONAL $\frac{1}{4}$ OF SECTION 17, TOWNSHIP 37 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED IN JUNE 7, 1923 AS DOCUMENT 184873, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

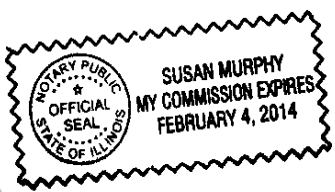
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STATEMENT BY GRANTOR AND GRANTEE

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 ILLINOIS.

Dated July 15, 2013 SIGNATURE [Signature]
Grantor or Agent

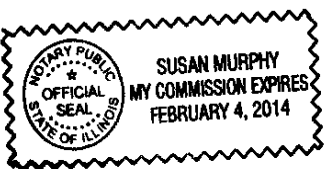
Subscribed and sworn to before me by the said this 15th day of July 2013
Notary Public [Signature]



THE GRANTOR OR HIS 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, 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 July 15, 2013 SIGNATURE [Signature]
Grantee or Agent

Subscribed and sworn to before me by the said this 15th day of July 2013
Notary Public [Signature]



NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attached to deed of ABI to recorded in Cook County, Illinois, if except under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)