

UNOFFICIAL COPY

WARRANTY DEED IN TRUST

After Recording Mail To:
Albany Bank & Trust Company N.A.
3400 W. Lawrence Ave.
Chicago, Illinois 60625
or **BOX 35**

Name and Address of Taxpayer:
Albany Bank as Trustee
3400 West Lawrence Ave.
Chicago, Illinois 60625



Doc#: 1512757067 **Fee:** \$42.00
RHSP Fee:\$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/07/2015 04:20 PM Pg: 1 of 3

THIS INDENTURE WITNESSETH, That the Grantor DONALD FRANKLIN, JR., Married to Debra Franklin of the County of C O O K and State of Illinois for and in consideration of the sum of ten and 00/100 dollars and other valuable considerations in hand paid, Convey and Warrant unto ALBANY BANK & TRUST COMPANY N.A., a National Banking Association, its successor or successors, as Trustee under the provisions of a Trust Agreement dated 03/26/2015 and known as Trust Number 11-6389 the following described real estate in County of C O O K and State of Illinois, to wit:

Lot 28 in Block 2 in Calumet Sibley Center Addition, being a Subdivision of the South 1/2 of the Southwest 1/4 of the Northeast 1/4 of Section 10, Township 36 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois

THIS PROPERTY DOES NOT CONSTITUTE HOMESTEAD PROPERTY

PIN: 29-10-228-016-0000

Commonly Known as: 14914 Oak Street, Dolton, IL. 60419

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, 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 reversions, by leases to commence in praesentior futuro, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 196 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 manner of fixing the amount of present or future rentals, to partition or to exchange said property, or any part thereof, for the 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

VILLAGE OF DOLTON
WATER / REAL PROPERTY TRANSFER TAX **No 19348**
ADDRESS 14914 Oak
ISSUE 5-4-2015 EXPIRED 6-4-2015
AMT 50
TYPE WTS
VILLAGE COMPTROLLER *[Signature]*

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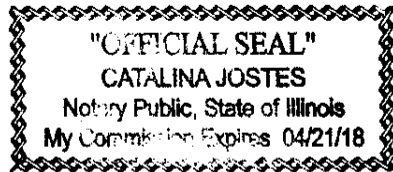
STATEMENT BY GRANTOR AND GRANTEE

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 April 21, 2015

Signature: *Donald Franklin, Jr.*
Grantor or Agent

Subscribed and sworn to before me
By the said Donald Franklin, Jr.
This 21, day of April, 2015
Notary Public *Catalina Jostes*

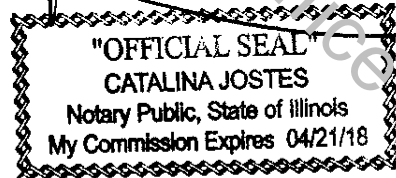


The **grantee** or his agent affirms and verifies that the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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.

Date April 21, 2015

Signature: *[Signature]*
Grantee or Agent

Subscribed and sworn to before me
By the said _____
This 21, day of April, 2015
Notary Public *Catalina Jostes*



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.

(Attach to **deed** or **ABI** to be recorded in Cook County, Illinois if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

