# 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 bad's as Trustee
3400 West Lawrence Ave.
Chicago, Illicais 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 Sibjey 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 DOS 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 pr mises 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 by lawful for any person

VILLAGE OF DOLTON WATER/REAL PROPERTY TRANSFE ADDRESS 4914 04	RTAX NO	19348
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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.

21

Dated

Dated <u>April</u> 21 , 20 15	
	Signature: Crantor or Agent
Subscribed and agreem to be form	, , , , , , , , , , , , , , , , , , ,
Subscribed and sworn to before me By the saidDonald Franklin, Jr.	"OFFICIAL SEAL"
This $2 \setminus day of April 20 15$	CATALINA JOSTES
Notary Public Colors	Nothry Public, State of Illinois & My Commission Expires 04/21/18 &
The grantee or his agent affirms and verifies that	at 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 at recognized as a person and authorized to do business	nd hold title to real estate in Illinois or other entity as or acquire title to real estate under the laws of the
State of Illinois.	of action of the to real estate under the laws of the
6.	
Date <u>April</u> <u>2)</u> , 20 15	
G)	
81	gnature:
	Grantee or A gent
Subscribed and sworn to before me	to account to the control of the con
By the said	"OFFICIAL SEAL"
This	CATALINA JOSTES Notary Public, State of Illinois
Notary Public Stalem Joseph	My Commission Expires 04/21/18
Note: Any person who knowingly submits a false s	statement concerning the identity of a Grantee shall
be guilty of a Class C misdemeanor for the first of offenses.	fense and of a Class A misdemeanor for subsequent

(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.)

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### **UNOFFICIAL COPY**

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, 'lie' 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 pro caus 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.

And the said grantor(s) hereby expressly vaive(s) and release(s) 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.

	HEREOF, the grantor(s) aforesaid has, 2015	s/h ave hereunto set their hand(s	and seal this day
of April	, 2015		
Penal	L Franklin Gr.	(Seal)	(Seal)
DONALD FR	ANKLIN, JR.	4	
STATE OF ILLI	NOIS)	()	
COUNTY OF C	) ss. OOK )	.0	74,
COUNTION	ook)		$T_{\alpha}$
	d, a Notary Public in and for said Cour Franklin, Jr., Married t		HERELY CERTIFY THAT
personally know	n to me to be the same person(s) who person, and acknowledged that they s	se name(s) subscribed to the f	oregoing instruction, appeared before
voluntary act, fo	r the uses and purposes therein set forth	th, including the release and wa	niver of the right of homestead.
Given under my	hand and notarial seal, this	day ofApril	. 2015
Catala	m John		& My Commission Expires 04/21/18 &
Notary Public			CATALINA JOSTES
Illinois Transfer	Stamp – Exempt under provisions of p	paragraph <u>E</u> section 4	, Seal Estaty and State Of the Company of the Compa
Buyer, Seller, or	Representative	<del></del>	
Prepared by:	Attorney Michael W. Stu		
	900 Ridge Road - 2nd Fi	loor	

Homewood, Illinois 60430