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WARRANTY DEED IN TRUST



Doc# 1628750116 Fee \$44.00
RHSP Fee: \$9.00 RPF Fee \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/13/2016 01:57 PM Pg: 1 of 4

THIS INDENTURE WITNESSETH, that the grantor, **Ruth Ann Moore**, of the City of Evanston, in the County of Cook, and State of Illinois, for and in consideration of \$10.00 in hand paid, conveys and warrants unto **Ruth Ann Moore as Trustee of the Ruth Ann Moore Trust dated October 11, 2016**, whose address is 2748 Central Park Ave., Evanston, County of Cook, Illinois 60201, the following described real estate in the County of Cook and State of Illinois, to wit:

Lot 4 in King's Subdivision of Lots 10 and 11 South of the South line of Isabella Street in the Circuit Court Partition of Lot 4 in the West ½ of the East ½, South of the Road in County Clerk's Division of Section 33, Township 42 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

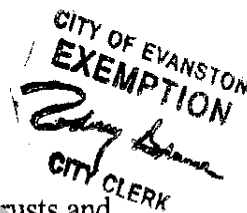
SUBJECT TO: general real estate taxes not yet due and payable; building line and building and liquor restrictions of record; zoning and building laws and ordinances; public utility easements; public roads and highways; easements for private roads; covenants and restrictions of record as to use and occupancy.

Permanent Index Number: 05-33-411-048-0000

Address of Real Estate: 2748 Central Park Ave., Evanston, Illinois 60201

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 reversion, by leases to commence in praesenti or futuro, and



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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 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 other 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, 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.

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 proceeds 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 hereby expressly waives and releases 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.

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In Witness Whereof, the grantor aforesaid does hereunto set her hand this October 11, 2016.

Ruth Ann Moore
Ruth Ann Moore

Exempt under provisions of paragraph E, Section 31-45, Real Estate Transfer Act .

Date: October 11, 2016 Ruth Ann Moore
Ruth Ann Moore

STATE OF ILLINOIS)
) ss
COUNTY OF COOK)

I, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Ruth Ann Moore, personally known to me to be the 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 notarial seal this October 11, 2016.



Daci L. Jett
(Notary Public)

Prepared By and Mail To:
Daci L. Jett
Daci Jett Law, LLC
1603 Orrington Ave., Ste 600
Evanston, Illinois 60201,

Name and Address of Taxpayer / Address of Property:

Ruth Ann Moore
2748 Central Park Ave.
Evanston, Illinois 60201

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STATEMENT BY GRANTOR AND GRANTEE

Ruth Ann Moore

The grantor or her agent affirms that, to the best of her 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 and hold title to real estate under the laws of the State of Illinois.

Dated: October 11, 2016

Signature of Grantor or Agent: *Ruth Ann Moore*

Subscribed and sworn to before me this 11th day of October, 2016.

Daci L. Jett
Notary Public



Ruth Ann Moore Trust

The grantee or his/her 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 and hold title to real estate under the laws of the State of Illinois.

Dated: October 11, 2016

Signature of Grantee or Agent: *Ruth Ann Moore*

Subscribed and sworn to before me this 11th day of October, 2016.

Daci L. Jett
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.

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