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WARRANTY DEED IN TRUST

The Grantor, **NORA L. HILGEMAN**, a widow, of the County of Cook, the State of Illinois, for and in consideration of TEN DOLLARS (\$10.00), and other good and valuable consideration, in hand paid, conveys and warrants to:



Doc# 1918846884 Fee \$42.00

RHSP FEE: \$9.00 RPRF FEE: \$1.00

AFFIDAVIT FEE: \$2.00

EDWARD M. HOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 04/18/2019 09:29 AM PG: 1 OF 3

NORA L. HILGEMAN, not individually but as Trustee of the
NORA L. HILGEMAN REVOCABLE TRUST, u/v/a dated April 10, 2019,

whose address is: 8509 S. Major Avenue, Burbank, Illinois 60459, the following described real estate, to wit:

Lots 5 and 6 in Block 1 in Highlands Subdivision of the West three-quarters of the Southeast one-quarter of the Southeast one-quarter of Section 32, Township 38 North, Range 13 East of the Third Principal Meridian, as shown on the plat recorded June 7, 1926, as document 9299126, in Cook County, Illinois;

PINs: 19-32-411-005-0000 and 19-32-411-006-0000;

ADDRESS: 8509 S. Major Avenue, Burbank, Illinois 60459;

EXEMPT
CITY OF BURBANK
REAL ESTATE TRANSFER TAX

[Signature]
4-11-19

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois, 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 agreements.

Full power and authority are hereby granted to said Trustee to improve, manage, protect, subdivide and to re-subdivide 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 *in futuros*, 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 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

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in this Indenture and in said trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder; (c) that said Trustee were 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, hers or their predecessors 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.

Dated: April 10, 2019


Nora L. Hilgeman

ACCEPTANCE OF TRUSTEE

The undersigned Trustee hereby accepts the conveyance evidenced hereby.


Nora L. Hilgeman, trustee

EXEMPT under the Real Estate Transfer Tax Law,
35 ILCS 200/31-45(e).

Dated: 4/10/2019: 

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the state and county aforesaid, do hereby certify that **NORA L. HILGEMAN**, a widow, 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 rights of homestead.


Notary Public

Dated: April 10, 2019





Prepared by/Mail to:

James K. Kenny
Attorney at Law
9759 Southwest Highway
Oak Lawn, IL 60453

Send tax bills to:

Nora L. Hilgeman, Trustee
8509 S. Major Av.
Burbank, IL 60459

REAL ESTATE TRANSFER TAX		18-Apr-2019
		COUNTY: 0.00
		ILLINOIS: 0.00
		TOTAL: 0.00

19-32-411-005-0000 | 20190401643217 | 1-074-228-128

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STATEMENT BY GRANTOR AND GRANTEE

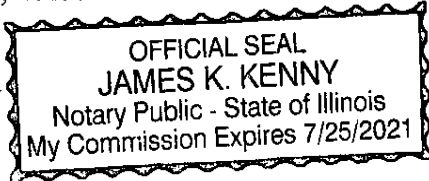
The grantors or their agent affirms that, to the best of their knowledge, the name of the grantees shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 10, 2019

Signature: *[Handwritten Signature]*
Agent

Subscribed and sworn to before me this 10th day of April, 2019.

Notary Public *[Handwritten Signature]*



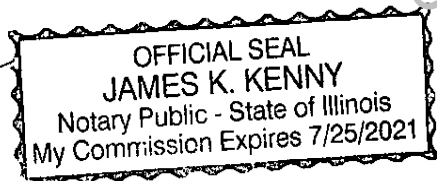
The grantees or their agent affirms and verifies that the name of the grantees shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business 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: April 10, 2019

Signature: *[Handwritten Signature]*
Agent

Subscribed and sworn to before me this 10th day of April, 2019.

Notary Public *[Handwritten Signature]*



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.