

FIRST AMERICAN TITLE
FILE # AF1002988

UNOFFICIAL COPY

Document prepared by:

Lee T. Virtel, Esq.
15419 127th Street
Lemont, IL 60439

Doc# 2106117018 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 03/02/2021 09:29 AM Pg: 1 of 3

Dec ID 20210201632770
ST/CO Stamp 1-307-399-184 ST Tax \$200.00 CO Tax \$100.00

Mail document to:

Brian Radke
330 W. Terra Cotta Ave.
Suite D
Crystal Lake, IL 60014

Mail tax bill to:

John J. Burns
Wendy L. Burns
1015 Warner Avenue
Lemont, IL 60439

WARRANTY DEED IN TRUST (ILLINOIS)

THE GRANTORS, TIMOTHY A. BURKE AND REBECCA M. BURKE, husband and wife, of the Village of Lemont, State of Illinois, for and in consideration of Ten (\$10.00) Dollars, and other good and valuable consideration in hand paid, Convey and Quit Claim to JOHN J. BURNS AND WENDY L. BURNS, CO-TRUSTEES OF THE BURNS FAMILY DECLARATION OF TRUST DATED MARCH 31, 2008, of 1204 Emerald, Lemont, Illinois 60439, (hereinafter referred to as "said Trustee," regardless of the number of trustees,) and unto all and every successor or successors in trust under said trust agreement, to be held as TENANTS BY THE ENTIRETY the following described real estate in the County of Cook, and State of Illinois, to wit:

PARCEL 1: LOT 10 IN BLOCK 2 IN PETER FISCHBACH'S ADDITION TO LEMONT SAID ADDITION BEING A SUBDIVISION OF PART OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 29, 1892 IN BOOK 60 OF PLATS PAGE 5 AS DOCUMENT NUMBER 1792545 IN COOK COUNTY, ILLINOIS. PARCEL 2: THE SOUTH HALF OF LOT 11 IN BLOCK 2 OF PETER FISCHBACH'S ADDITION TO LEMONT IN THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Address: 1015 Warner Ave., Lemont, IL 60439

PIN# 22-29-305-024-0000

Subject to: general real estate taxes not due and payable at the time of closing, covenants, conditions and restrictions of record, building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the real estate;

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 are hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof: to dedicate parks, street, highways or alleys; to vacate any subdivision or part thereof, and to resubdivide said property as often as desired; to contract to sell; to grant options to

UNOFFICIAL COPY

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 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 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 and 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.

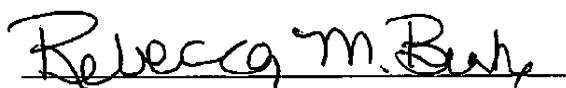
In case shall any party dealing with said trustee in relation to said premises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obligated to see to the application of any purchase money, rent, or money borrowed or advanced on said premises, or be obliged to see that the terms of this trust have been complied with, or be obliged or 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) and at the time of the delivery thereof the trust created by this Indenture and 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 obligation of it, 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.

If the title to any of the above lands is now or hereafter registered, the Registrar of titles is hereby directed not to register or note in the certificate of title or duplicate thereof, or memorial, the word "in trust," or "upon condition," or "with limitations," or words of similar import, in accordance with the statute in such case made and provided. And the said grantors hereby expressly waive and release 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.

IN WITNESS WHEREOF, the Grantors aforesaid have hereunder set their hands and seals this 23rd day of November, 2020.


TIMOTHY A. BURKE


REBECCA M. BURKE

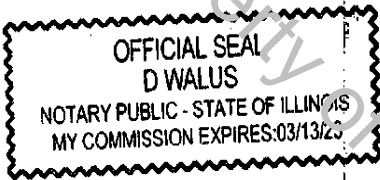
UNOFFICIAL COPY

TIMOTHY A. BURKE

REBECCA M. BURKE

State of Illinois)
)
County of Cook)

I, D. Walus the undersigned, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY, that TIMOTHY A. BURKE AND REBECCA M. BURKE , husband and wife, 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 act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead. Given under my hand and official seal this 23rd day of November, 2020.



[Signature]
Notary Public

Cook County Clerk's Office