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98456992

WARRANTY DEED IN TRUST

Form 771 - Part of Legal Forms & Printing Co., Rockford, IL 61103

THIS INDENTURE WITNESSETH, THAT THE GRANTOR DEAN S. JOHNSON and RAMONA J. JOHNSON, individually and as husband and wife,

of the County of Cook and State of Illinois for and in consideration of Ten & no/100ths Dollars, and other good and valuable considerations in hand paid, receipt of which is hereby acknowledged, Convey and Warrant unto RAMONA J. JOHNSON

whose address is 3145 South Oak Park Ave. Berwyn, IL 60402

98456992

DEPT-01 RECORDING \$25.50 T#8088 TRAM 2951 06/16/93 09:46:00 #8321 # \*73-456992 COOK COUNTY RECORDER

THE ABOVE SPACE FOR RECORDER'S USE ONLY

as Trustee under the provisions of a trust agreement dated the 19th day of December, 1992, known as ~~XXXXXXX~~ Ramona J. Johnson Living Trust (and in the event of the death, resignation, refusal or inability of the said grantee to act as such Trustee, then unto Jeffrey D. Johnson and Jody Lynn Weiss as successor co-trustees ~~XXXXXXXXXXXX~~ with the powers, duties and authorities as are vested in the said grantee as such Trustee) the following described real estate in the County of Cook and State of Illinois, to-wit:

Lot "A" in Muzek Resubdivision of Lot 1337 (except the easterly 1/2 thereof as measured by the street and rearlines therefore) in Block 36 in Third Division of Riverside of Section 25, Township 39 North, Range 12 East of the Third Principal Meridian, according to plat thereof recorded September 15, 1961 as Document 17973529 and Certification of Correction recorded September 15, 1961 as Document 18276102 in Cook County Illinois Commonly known as: 45 Northgate Road, Riverside, IL 60546-1638 Permanent Tax I.D. No. 15/25/303-036

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EXEMPTED UNDER REAL ESTATE TRANSFER TAX ACT SECTION 4 PARAGRAPH E AND COOK COUNTY ORDINANCE 95104, PARAGRAPH E.

Date: May 26 1993 Signature: [Signature]

(Continue legal description on reverse side)

TO HAVE AND TO HOLD the said premises with the appurtenances thereto unto the trusts and for the uses and purposes herein and in such 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 lease to commence in present or in future, and 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 changes of any kind, to release, convey or assign any title, title or interest in or about or 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 and all conditions and limitations contained in this Indenture and in said trust agreement or in any amendment thereof and binding upon all beneficiaries hereunder, (b) that said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument and (c) that said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument 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, assets 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, assets 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 words "in trust," or "upon condition," or "with limitations," or words of similar import, in accordance with the rules in this case made and provided.

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.

IN WITNESS WHEREOF, the grantor Dean S. Johnson and Ramona J. Johnson aforesaid have hereunto set their hand and seal this 19th day of December 1992.

[Signature of Dean S. Johnson]

Dean S. Johnson

[Signature of Ramona J. Johnson]

Ramona J. Johnson

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Deed In Trust

(WARRANTY DEED)

TO

TRUSTEE

Perfection Legal Forms & Printing Co., Rockford, Ill.

Property of Cook County Clerk's Office

96-000332

This instrument was prepared by: ROBERT G. ROLLING, 105 - 7th St., SILVER, IL 61282

Return this document to: ROBERT G. ROLLING, 105 - 7th St., SILVER, IL 61282

Future Taxes to Grantor's Address (XX) OR to

BARBARA E. LANNING, Notary Public, State of Illinois, My Commission Expires 4-18-94

I, the undersigned, a Notary Public, in and for said County and State aforesaid, DO HEREBY CERTIFY THAT DEAN S. JOHNSON and RAMONA J. JOHNSON, INDIVIDUALLY and as husband and wife, personally known to me to be the same person as whose name B. R.G. subscribed to the foregoing instrument, as having executed the same, 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 Notarial Seal) this 13th day of December, 1992

Notary Public

STATE OF ILLINOIS  
ROCK ISLAND COUNTY

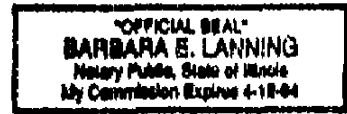
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## STATEMENT BY GRANTOR AND GRANTEE

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 DECEMBER 19, 1992 Signature: Robert C. Poling, Agent  
Grantor or Agent

Subscribed and sworn to before me by the said ROBERT C. POLING this 19th day of DECEMBER 1992.  
Notary Public Barbara E. Lanning



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 and hold title to real estate under the laws of the State of Illinois.

Dated May 24, 1993 Signature: Jerry J. Leppinc  
Grantee or Agent

Subscribed and sworn to before me by the said Jerry J. Leppinc this 24th day of May 1993.  
Notary Public Barbara E. Lanning



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.)

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