

# UNOFFICIAL COPY

## WARRANTY DEED IN TRUST

=====

COOK COUNTY  
RECORDER  
JESSE WHITE  
BRIDGEVIEW OFFICE

THIS INDENTURE WITNESSETH, that the Grantor, MARCELLA M. MOORE, a widow, and not since remarried (ALBERT F. MOORE, SR. died on March 16, 1996 while a resident of Cook County, Illinois), of the County of Cook and State of Illinois, for and in consideration of TEN and 00/100 Dollars, and other good and valuable consideration, in hand paid, conveys and warrants unto MARCELLA M. MOORE, TRUSTEE, UNDER THE LIVING TRUST AGREEMENT OF MARCELLA M. MOORE DATED JANUARY 29, 1993, the following described real estate in the County of Cook and State of Illinois, to wit:

\*\*0001\*\*  
RECORDIN # 25.00  
96871208 #  
0004 MCH 11:22

11/15/96

96871208

==== For Recorder's Use ====

LOTS 26, 27, 18 AND 29 IN BLOCK 9 IN HOMESTEAD ADDITION TO WASHINGTON HEIGHTS, A SUBDIVISION OF THE NORTH 1/2 OF THE NORTH EAST 1/4 OF SECTION 11, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N. 24-11-206-014 (LOT 26); 24-11-206-015 (LOT 27); 24-11-206-016 (LOT 28);  
24-11-206-017 (LOT 29)

COMMON ADDRESS: 3558 West 97th Street  
Evergreen Park, Illinois 60805

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the uses 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, 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 present or in future, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 99 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

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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 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.

And the said Grantor hereby expressly waives and releases any right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from the sale on execution or otherwise.

IN WITNESS WHEREOF, the Grantor aforesaid has hereunto set her hand and seal by affixing her signature this 23<sup>RD</sup> day of OCTOBER, 1996.

Exempt under Section 4(e) of the Real Estate Transfer Tax Act.

96871208

  
MARCELLA M. MOORE

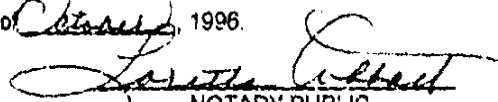
STATE OF ILLINOIS )

SS

COUNTY OF COOK )

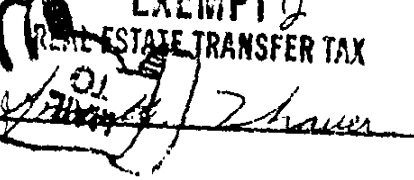
I the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that MARCELLA M. MOORE, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed and delivered 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.

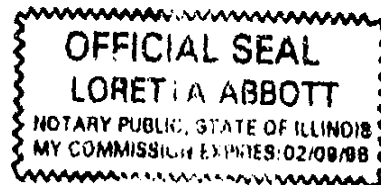
Given under my hand and notarial seal this 23<sup>rd</sup> day of October, 1996.

  
NOTARY PUBLIC

THIS DOCUMENT PREPARED BY:  
Thomas F. Courtney & Associates  
7000 West 127th Street  
Palos Heights, Illinois 60463  
(708) 448-4400

VILLAGE OF EVERGREEN PARK  
EXEMPT  
REAL ESTATE TRANSFER TAX

Box 49  




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COOK COUNTY CLERK'S OFFICE  
100 NORTH LAUREL STREET  
CHICAGO, ILLINOIS 60602  
TEL: 312.603.1000  
WWW.COOKCOUNTYCLERK.COM

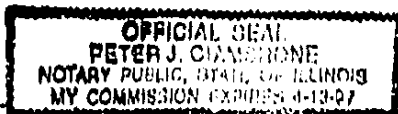
STATEMENT BY GRANTOR AND GRANTEE  
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COOK COUNTY CLERK'S OFFICE

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 NOV 14, 1996 SIGNATURE: Thomas F Courtney  
(GRANTOR OR AGENT)

Subscribed and sworn to before me by the said \_\_\_\_\_  
this 15 day of NOV  
1996.  
Notary Public Jesse J. [Signature]

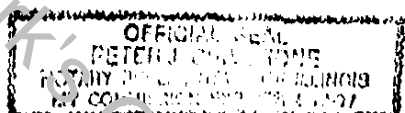


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 Nov 14, 1996 SIGNATURE: Thomas F Courtney  
(GRANTOR OR AGENT)

96871208

Subscribed and sworn to before me by the said \_\_\_\_\_  
this 15 day of Nov  
1996.  
Notary Public Jesse J. [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.

(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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