

WARRANTY DEED IN TRUST **UNOFFICIAL COPY**

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

THIS INDENTURE WITNESSETH, THAT THE GRANTOR
HARRY S. WARNOCK AND GRACE M. WARNOCK, married to each other COOK
of the County of ILLINOIS and State of ILLINOIS for and in consideration of Ten and no/100 Dollars, and other good and valuable considerations in hand paid, receipt of which is hereby acknowledged, Convey and Warranty unto HARRY S. WARNOCK AND GRACE M. WARNOCK, whose address is 110 S. DUNTON, ARLINGTON HEIGHTS, IL. 60005

DEPT-11 TORRENS \$25.00
140013 TRSH 1121 01/09/96 12:55:00
43357 3 FM * 96-021278
COOK COUNTY RECORDER

DEPT-10 PENALTY \$22.00

96021278

THE ABOVE SPACE FOR RECORDER'S USE ONLY

CO Trustee under the provisions of a trust agreement dated the 16th day of NOVEMBER, 1995, known as THE WARNOCK FAMILY DECLARATION OF TRUST (and in the event of the death, resignation, refusal or inability of the said trustee to act as such Trustee, then unto the successor trustees as set forth in the trust agreement

as Successor in Trust with like 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:

UNIT 5 I as described in survey delineated on and attached to and a part of Declaration of Condominium Ownership registered on the 12th day of October, 1971 as Document Number 2586499.

AN UNDIVIDED 2.1 % INTEREST (except the Units delineated and described in said survey) and to the following Described Premises:

LOTS Two (2) and Three (3) in Sigwalt's Subdivision of the North Half (1/2) of the West Fifteen (15) Acres of the North Thirty (30) Acres of the West Half (1/2) of the Northwest Quarter (1/4) of Section 32, Town 42 North, Range 11, East of the Third Principal Meridian.

110 S. DUNTON, Arlington Heights, IL 60005
PIN# 03-32-101-042-103P
25.00
22.00
47.00

(Continue legal description on reverse side) AFFIDAVIT SUBMITTED

TO HAVE AND TO HOLD the said premises with the appurtenances thereunto upon 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 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 changes of any kind, to release, convey or assign any right, title or interest in or about or encumbrance 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 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.

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," "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 grantor Grace M. Warnock aforesaid have hereunto set their hands and seal this 16 day of November 1995

Grace M. Warnock (SEAL) Harry S. Warnock (SEAL)
(SEAL) (SEAL)

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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

This Instrument was Prepared by: MEERSMAN & MEERSMAN
Whose Address is: 16 West Northwest Highway Mount Prospect, IL

Return this document to: BOX 19
OR to

Future Taxes to Grantee's Address ()
Notary Public, State of Illinois
MALDEN P. MEERSMAN
My Commission Expires 12/2/97

Notary Public
Malden P. Meersman
16 day of November 1997

I, the undersigned, a Notary Public, in and for said County and State aforesaid, DO HEREBY CERTIFY THAT HARRY S. WARNOCK and GRACE M. WARNOCK, married to each other personally known to me to be the same persons whose name is 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 16 day of November 1997

STATE OF ILLINOIS
COOK COUNTY

ss

980212.0

UNOFFICIAL COPY

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.

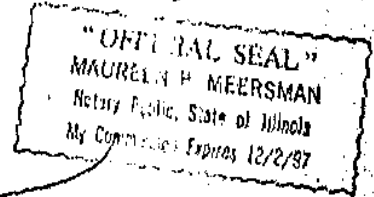
Dated 11/16, 1995

Signature: Kathleen T. Meersman Murphy
Grantor or Agent

Subscribed and sworn to before me

by the said Kathleen T. Meersman Murphy
this 16 day of November, 1995

Notary Public Pauline P. Meersman



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.

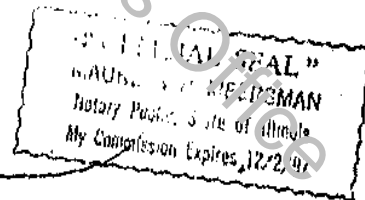
Dated 11/16, 1995

Signature: Kathleen T. Meersman Murphy
Grantee or Agent

Subscribed and sworn to before me

by the said Kathleen T. Meersman Murphy
this 16 day of November, 1995

Notary Public Pauline P. Meersman



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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