

WARRANTY DEED IN TRUST

UNOFFICIAL COPY

THIS INDENTURE WITNESSETH that the Grantor CRYSTAL WARD

97743759

COOK COUNTY RECORDER JESSE WHITE MARKHAM OFFICE

of the County of Cook and State of Illinois for and in consideration of Ten dollars and other good and valuable considerations of hand paid conveyance warrants to the BEVERLY TRUST COMPANY as Trustee under the Trust Agreement dated the 24th day of June 1997 known as Trust Number 8-9826

(Reserved for Recorder's Use Only)

the following described real estate in the County of Cook and State of Illinois, to-wit:

The South 25 feet of Lot 8 and the North 25 feet of Lot 9 in Block 26 in Third Addition to Sheldon Heights a Subdivision of the West 1/2 of the North West 1/2 of Section 21, Township 37 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

Except under the terms of Chicago Ordinance 200.1-2B6 or under provisions of the Chicago Landmarks Act

Permanent Tax Number 25-21-125-029-0000 Commonly known as: 11428 S. Union Chicago, Illinois

Pat Ralphson

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 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 of 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, for any term, or in perpetuity, or in reversion, by leases to commence in present or 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 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

97743759

Street address of above described property: 11428 S. Union Chicago, Illinois

Pat Ralphson

NO TAXABLE CONSIDERATION

UNOFFICIAL COPY

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," 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 grantor 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 aforesaid has hereunto set hand and seal this 24th day of June, 19 97

Crystal Ward
CRYSTAL WARD

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ILLINOIS
COUNTY OF COOK SS

I, The undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that
CRYSTAL WARD

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 right of homestead.



under my hand and Notary Seal this 24th day of June, 19 97

Patricia A. Ralphson
Notary Public

Mail this recorded instrument to:

Beverly Trust Company
10312 S. Cicero Avenue
Box 90
Oak Lawn, Illinois 60453

Mail future tax bills to:

97549789

This instrument prepared by:

Patricia Ralphson
Beverly Trust Co.
10312 S. Cicero
Oak Lawn, Illinois 60453

Beverly Trust Company

UNOFFICIAL COPY

EXEMPT AND ABI TRANSFER DECLARATION STATEMENT REQUIRED UNDER PUBLIC ACT 87-543 COOK COUNTY ONLY

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 June 24, 1997

[Signature]
GRANTOR OR AGENT

STATE OF ILLINOIS)
) SS:
COUNTY OF COOK)

Subscribed and sworn to before me this 24th day of June, 1997.

My commission expires: PATRICIA A. RALPHSON
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 8/22/99

[Signature]
Notary Public

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 June 24, 1997

[Signature]
GRANTEE OR AGENT

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

37549749

Subscribed and sworn to before me this 24th day of June, 1997.

My commission expires: PATRICIA A. RALPHSON
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 8/22/99

[Signature]
Notary Public

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 a Class A misdemeanor for subsequent offenses.

[Attach to Deed or ABI to be recorded in Cook County, if exempt under provisions of Section 4 of Illinois Real Estate Transaction Tax Act]

UNOFFICIAL COPY

Property of Cook County Clerk's Office



UNOFFICIAL COPY

CITY OF CHICAGO
DEPARTMENT OF REVENUE

STATUS: []
For office use only

REAL PROPERTY TRANSFER TAX DECLARATION FORM - 7551

Section 1 - General Information

Street # 11428 Direction S. Street name UNION Unit/Apt # 60628 Zip code 60628

For use by Cook County Recorder of Deeds
County document # 97549789
Date: JUN 30 1987

PIN 25-21-12-5029-0000

- Check here if an exempt transfer
- Check here if in central business district (the area bounded by Lake Shore Drive, Halsted Street, Roosevelt Road and Armitage Avenue).

Type of property (check appropriate box below)

- 1. Single family residence
- 2. Condo, co-op or 2-3 unit (residential)
- 3. 4 or more units (residential)
- 4. Mixed use (commercial and residential)
- 5. Commercial
- 6. Industrial
- 7. Vacant land
- 8. Other (you must attach a description)

Section 2 - Interest transferred (check appropriate box below)

- 1. Fee title
- 2. Beneficial interest in a land trust
- 3. Lessee interest in a ground lease
- 4. Controlling interest in a real estate entity
- 5. Interest in a real estate co-op
- 6. Other (you must attach a description)

Section 3 - Transfers exempt from tax (check appropriate box below)

- A. Transfer of real property made prior to January 1, 1974, where the deed was recorded after that date or assignment of beneficial interest in real property dated prior to July 19, 1985, where the assignment was delivered on or after July 19, 1985;
- B. Transfer involving real property acquired by or from any governmental body; or acquired by a not-for-profit charitable, religious or educational organization; or acquired by any international organization not subject to local taxes (copy of IRS granting tax exempt status must be attached);
- C. Transfer in which the deed, assignment or other instrument of transfer secures debt or other obligations;
- D. Transfer in which the deed, assignment or other instrument of transfer, without additional consideration, confirms, corrects, modifies, or supplements a deed, assignment or other instrument of transfer previously recorded or delivered;
- E. Transfer in which the transfer price is less than \$500. You must explain (attach additional sheet if necessary):

- F. Transfer in which the deed is a tax deed;
- G. Transfer in which the deed, assignment or other instrument of transfer releases property which secures debt or other obligations;
- H. Transfer in which the deed is a deed of partition. Note: if a party receives a share greater than its undivided interest in the real property, then it must pay tax on any consideration paid for the excess;
- I. Transfer between a subsidiary corporation and its parent or between subsidiary corporations of common parent pursuant to a plan of merger or consolidation or pursuant to an agreement providing for the sale of substantially all of the seller's assets;
- J. Transfer from a subsidiary corporation to its parent for no consideration other than the cancellation or surrender of the subsidiary's stock or transfer from a parent corporation to its subsidiary for no consideration other than the issuance or delivery to the parent of the subsidiary's stock;
- K. Transfer made pursuant to a confirmed plan of reorganization as provided under section 1146 (c) of Chapter 11 of the U.S. Bankruptcy Code of 1978, as amended. Provide bankruptcy court docket number: _____
- L. Transfer of title to, or beneficial interest in, real property used primarily for commercial or industrial purposes located in a city enterprise zone. Provide enterprise zone number: _____
- M. Transfer in which the deed is issued to the mortgagee or secured creditor pursuant to a mortgage foreclosure proceeding or pursuant to a transfer in lieu of foreclosure;
- N. Transfer in which the purchaser has completed the State of Illinois' Home Ownership Made Easy Program (H.O.M.E.).

Note: This form must be filled out completely for ALL real estate transfers, including transfers for which an exemption is claimed (see Municipal Code 3-33-070). If any information is omitted, this declaration form will be deemed incomplete and you may be assessed penalties and interest. You must complete the reverse side of this form.

Section 4 - Additional transfer information

- 1. Enter the earlier of (1) the date of delivery or (2) the date of recording of the instrument of transfer.
2. Does any part of the transfer price consist of consideration other than cash?
3. Is any part of the transfer price contingent upon the occurrence of a future event or the attainment of future levels of financial performance?

Section 5 - Computation of tax stamps purchased

(transfer price must be included on line 1 even if your transfer is exempt)

Table with 6 rows and 2 columns. Row 1: Transfer price... 1. Row 2: Divide line 1 by \$500.00... 2. Row 3: Total amount of tax stamps purchased... 3. Row 4: Penalty... 4. Row 5: Interest... 5. Row 6: Total tax, penalty and interest... 6.

Section 6 - Attestation of parties

Seller / Transferor statement:

Under penalty of perjury, I certify that I have examined this return and it is true, correct, and complete.

Signature and title lines for the seller. Includes handwritten signature 'Capital Wheel' and a date.

Buyer / Transferee statement:

Under penalty of perjury, I certify that I have examined this return and it is true, correct, and complete.

Signature and title lines for the buyer. Includes handwritten signature 'Capital Wheel'.

REVENUE VALIDATION stamp with handwritten number 05-21-056.

Section 7 - Department certifications

1. Building registration certificate (available in City Hall, room 903) is required for buildings containing 4 or more family units or sleeping accommodations for 10 or more persons if the building is not a condo or co-op...

2. Water Department certification (available at 333 South State Street, Room L10) is required for ALL non-exempt real property transfers.

The Department of Water certifies that all water and sewer charges rendered to are paid in full for the property located at

Account # Application # Certified by: Date:

Section 8 - Where to file this form

- 1. If the deed or other instrument of transfer is required to be recorded, then file this form with the Cook County Recorder of Deeds, County Building, 118 North Clark Street, Room 111, Chicago, Illinois 60602.
2. If the deed or other instrument of transfer is not required to be recorded, then file this form with the Chicago Department of Revenue, 333 South State Street, Suite 530, Chicago, Illinois 60604.

WATER VALIDATION stamp.