

WARRANTY- DEED IN TRUST

THIS INDENTURE WITNESSETH, That the Grantor, Helen H. Krantz of the County of Cook and the State of Illinois, for and in consideration of the sum of TEN Dollars (\$10.00), in hand paid, and of other good and valuable considerations, receipt of which is hereby duly acknowledged, Convey(s) and Warrant(s) to The Helen H. Krantz Revocable Living Trust as Trustee under the provisions of a certain Trust Agreement, dated the 8th day of September 1997, and to all and every successor or successors in trust under the trust agreement, the following described real estate in the County of Cook and State of Illinois, to wit:

Lot 316 in Hollywood Ridge Unit No. 3, being a resubdivision in Sections 3 and 4, Township 42 North, Range 11 East of the Third Principal Meridian, in Cook County, Illinois

GRANTEE'S ADDRESS: 1030 Beverly Drive, Wheeling, IL 60090.

P.I.N. 03-03-302-034

TO HAVE AND TO HOLD the said real estate 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 real estate or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to resubdivide said real estate 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 real estate 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 real estate, or any part thereof, to lease said real estate, or any part thereof, from time to time, in possession or reversion, by leases to commence in present 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 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 real estate, 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 real estate or any part thereof, and to deal with said real estate 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, or any successor in trust, in relation to said real estate, or in whom said real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said Trustee, or any successor in trust, be obliged to see the application of any purchase money, rent or money borrowed or advanced on said real estate, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the authority, 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, or any successor in trust, 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 delivery thereof the trust created by this 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 deed and in the Trust Agreement or in all amendments thereof, if any, and binding upon all beneficiaries thereunder, (c) that said Trustee, or any successor in trust, 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 the real estate, and such interest is declared to be personal property, and no beneficiary shall have any title or interest, legal or equitable, in or to the real estate as such, but only as interest in the earnings, avails, and proceeds thereof.

And the said grantor(s) hereby expressly waive(s) and release(s) any and all right or benefit under and by virtue of any and all statutes of

5-7
P-2
N-11
M-11
J-11

UNOFFICIAL COPY

Property of Cook County Clerk's Office

UNOFFICIAL COPY

the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

In Witness Whereof, the grantor(s) aforesaid has hereunto set her hand(s) and seal(s) this 8th day of September, 1997.

(SEAL)

Helen H. Krantz

(SEAL)

Helen H. Krantz

(SEAL)

(SEAL)

STATE OF ILLINOIS

SS.

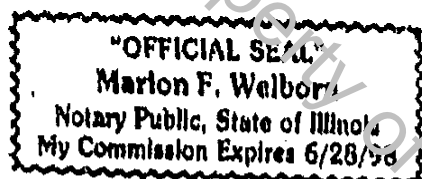
COUNTY OF Cook

I, Marlon F. Welborn, a Notary public in and for said County, in the state aforesaid, do hereby certify that Helen H. Krantz, personally known to me to be the same person(s) whose name subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that 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.

Given under my hand and notarial seal this 8th day of September, 1997.

Marlon F. Welborn

Notary Public



NOTARY PUBLIC STATE OF ILLINOIS
OF THE COUNTY OF COOK

Ronald S. Urkovich
ATTORNEY

Mail To:
Helen H. Krantz
1030 Beverly Drive
Wheeling, IL 60090



Address of Property:
1030 Beverly Drive
Wheeling, IL 60090

This instrument was prepared by:
Ronald S. Urkovich
47 S. Milwaukee Ave.
Wheeling, IL 60090

Notary's Office

UNOFFICIAL COPY

Property of Cook County Clerk's Office

STATEMENT OF 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 11-12-, 1997

Signature: Ronald S. Utkovich

Subscribed and sworn to before

me by the said Ronald S. Utkovich

this 12TH day of November

1997.

Notary Public Marion F. Welborn



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 11-12-, 1997

Signature: Ronald S. Utkovich

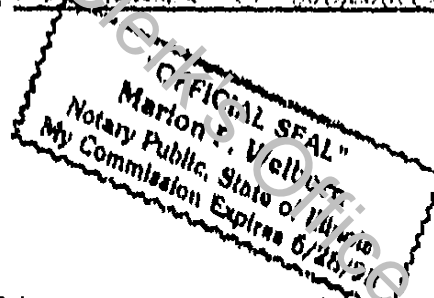
Subscribed and sworn to before

me by the said Ronald S. Utkovich

this 12TH day of November

1997.

Notary Public Marion F. Welborn



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.)

UNOFFICIAL COPY

Property of Cook County Clerk's Office