

UNOFFICIAL COPY

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1999-06-01 17:45:06  
Cook County Recorder 27.50



99524427

**WARRANTY DEED IN TRUST**

THE GRANTORS, JACK BERNTSON and LIZZIE BERNTSON, his wife, of Cook County, Illinois, in consideration of Ten Dollars (\$10.00), and other good and valuable consideration, convey and warrant to LIZZIE BERNTSON or JACK BERNTSON, as Trustees of the LIZZIE BERNTSON TRUST dated the 27th day of April, 1999 ("Trust"), of 1245 Biscayne Drive, Elk Grove, Illinois 60007, and all and every successor or successors in trust under the Trust, the following described real estate in the County of Cook and State of Illinois:

LOT 89 IN CIRCLE BAY SUBDIVISION, BEING A SUBDIVISION IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

Permanent Tax No.: 08-32-326-035

Common Address: 1245 Biscayne Drive, Elk Grove, Illinois 60007

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the uses and purposes herein in said agreement set forth.

Full power and authority are hereby granted to said trustees to improve, manage, protect and subdivide said premises or any part thereof; to dedicate parks, streets, highways or alleys; to vacate any subdivision or part thereof, and to subdivide 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

5-7  
P-3  
M-11  
M-13  
\$22.50  
JHC

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The undersigned, Clerk of the County of Cook, do hereby certify that the foregoing is a true and correct copy of the original record as the same appears in the records of said County.

Property of Cook County Clerk's Office

And this I certify to be a true and correct copy of the original record as the same appears in the records of said County.

thereof, from time to time, in possession or reversion, by leases to commence in present or in future, and upon terms and for any period or periods of time, not exceeding in the case of any single demise the term of 198 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 an easement 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.

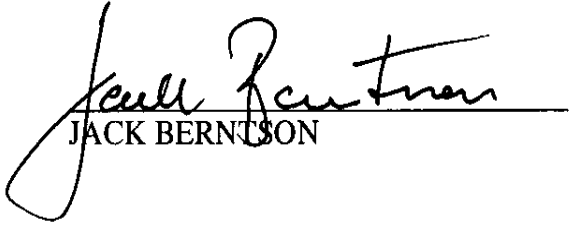
In no case shall any party dealing with said trustees in relation to said premises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustees, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced 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 trustees, or be obliged or privileged to inquire into any of the terms of said Trust; and every deed, trust deed, mortgage, lease or other instrument executed by said trustees 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 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 or in some amendment thereof and binding upon beneficiaries thereunder; (c) that said trustees were 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.

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.

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The grantors have set their hands and seals on April 27, 1999.

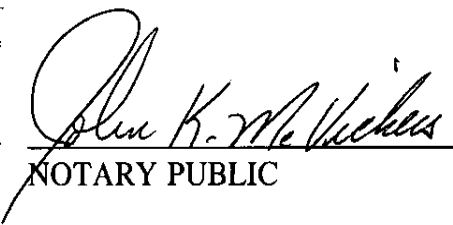
  
JACK BERNTSON

  
LIZZIE BERNTSON

STATE OF ILLINOIS  
COUNTY OF DUPAGE

The undersigned, a Notary Public in and for the County and State, certifies that JACK BERNTSON and LIZZIE BERNTSON, his wife, personally known to me to be the same persons whose names have been subscribed to the foregoing instrument, 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 official seal, this 27th day of April, 1999.

  
NOTARY PUBLIC

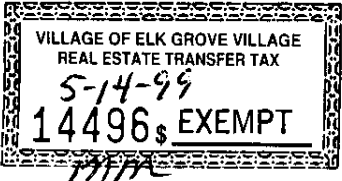


Prepared by and mail to:

McVickers & Associates, Ltd.  
2800 West Higgins Road, Suite 205  
Hoffman Estates, IL 60195  
(847)884-4825

Address of Grantee and mail subsequent tax bills to:

Mrs. Lizzie Berntson  
1245 Biscayne Drive  
Elk Grove, IL 60007



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Exempt under provisions of Paragraph e  
Section 31-45, Property Tax Code.  
7/30/99 K. Mamush  
Date Buyer, Seller, or Representative

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STATE OF ILLINOIS

The Court of this great State has heard the case of the State of Illinois vs. [Name], and the Court has rendered its verdict in favor of the State of Illinois. The Court has found that the defendant is guilty of the crime charged in the indictment, and has sentenced the defendant to the State Penitentiary for a term of years.

Property of Cook County Clerk's Office

The Court of this great State has heard the case of the State of Illinois vs. [Name], and the Court has rendered its verdict in favor of the State of Illinois. The Court has found that the defendant is guilty of the crime charged in the indictment, and has sentenced the defendant to the State Penitentiary for a term of years.

Witness my hand and seal of the State of Illinois, this [Date] day of [Month], 19[Year].  
Governor of the State of Illinois

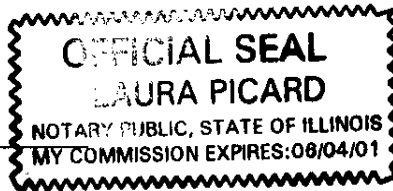
STATEMENT BY GRANTOR AND GRANTEE

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 April 30, 1999 Signature: [Signature]  
~~Grantor~~ or Agent

Subscribed and sworn to before me the said McHenry Co. this 30<sup>th</sup> day of April, 1999.

Notary Public Laura Picard



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 April 30, 1999 Signature: [Signature]  
~~Grantee~~ or Agent

Subscribed and sworn to before me the said McHenry Co. this 30<sup>th</sup> day of April, 1999.

Notary Public Laura Picard



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.)