

WARRANTY DEED IN TRUST
Illinois Statutory

UNOFFICIAL COPY 99560044

MAIL TO: James Richert
16335 S. Harlem Ave.
Tinley Park, IL 60477



1513/0002 80 002 Page 1 of 3
1999-06-11 09:29:50
Cook County Recorder 25.50



NAME & ADDRESS OF TAXPAYER:
RONALD F. REIPSA LIVING TRUST
17905 Flamingo Drive
Tinley Park, Illinois 60477

COOK COUNTY
RECORDER
EUGENE "GENE" MOORE
BRIDGEVIEW OFFICE
RECORDER'S STAMP

THE GRANTORS, RONALD F. REIPSA and MARILYN A. REIPSA, husband & wife, of the City of Tinley Park, County of Cook, and State of Illinois, for and in consideration of TEN and 00/100 (\$10.00) DOLLARS and other good and valuable consideration in hand paid, CONVEY and WARRANT 50% of the beneficial interest to THE RONALD F. REIPSA REVOCABLE LIVING TRUST AGREEMENT DATED 04/22/99, 17905 Flamingo Drive, of the City of Tinley Park, County of Cook all interest in the following described real estate situated in Cook County, in the State of Illinois, to wit:

LOT 13 IN PHEASANT LAKE UNIT 3, BEING A SUBDIVISION OF PART OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

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

Full power & authority is hereby granted to said Trustee to improve, manage, protect & subdivide said premises or any part thereof, to dedicate parks, streets, highways, or alleys & to vacate any subdivision or part thereof, & 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 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 or 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.

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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.

And the said Grantor hereby expressly waives & 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.

Permanent Index Number(s): 27-34-401-004-0000
Property Address: 17905 Flamingo Drive, Tinley Park, Illinois 60477

DATED THIS 7th DAY OF ~~APRIL~~ ^{June}, 1999.

Ronald F. Reipsa (SEAL)
RONALD F. REIPSA

Marilyn A. Reipsa (SEAL)
MARILYN A. REIPSA

STATE OF ILLINOIS)
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY THAT RONALD F. REIPSA & MARILYN A. REIPSA, husband & wife, personally known to me to be the same persons whose names are 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 notary seal, this 7th day of ~~April~~ ^{June}, 1999.

My commission expires:



[Signature]
Notary Public
COUNTY - ILLINOIS TRANSFER STAMPS
EXEMPT UNDER PROVISION OF PARAGRAPH _____
SECTION 4, REAL ESTATE TRANSFER ACT.

NAME AND ADDRESS OF PREPARER:

DATE: June 7, 1999

JAMES G. RICHERT
16335 South Harlem Avenue, Suite 406
Tinley Park, Illinois 60477

[Signature]
Buyer, Seller or Representative

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 June 7, 1999

Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me by the said this 7th day of June, 1999
Notary Public [Signature]

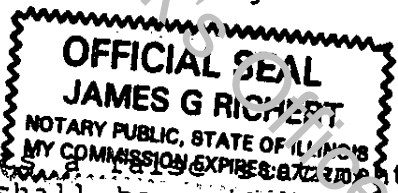


The Grantee or his Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 June 7, 1999

Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me by the said this 7th day of June, 1999
Notary Public [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.)



JESSE WHITE

RECORDER OF DEEDS / REGISTRAR OF TORRENS TITLES
COOK COUNTY, ILLINOIS