



St Paul Trust Company

UNOFFICIAL COPY 99757694

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1999-08-10 11:19:37
Cook County Recorder 25.50

WARRANTY DEED IN TRUST

COOK COUNTY
RECORDER
EUGENE "GENE" MOORE
MARKHAM OFFICE



99757694

THIS INDENTURE WITNESSETH, That the Grantor(s),

DONNA M. CAIN, A SINGLE PERSON

of the County of Cook and State of Illinois for and in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable considerations in hand paid, Convey(s) and Warrant(s) unto the St. Paul Trust Company, an Illinois corporation, as Trustee under the provisions of a Trust Agreement dated the 16 day of July, 1999, known as Trust Number 74-2751 the following described real estate in the County of Cook and State of Illinois, to-wit:

LOT 1 IN BLOCK 1, IN HEATHER HILL RESUBDIVISION BEING RAYMOND L. LUTGERT'S SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO PLAT OF SAID HEATHER HILL RESUBDIVISION REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS ON JANUARY 6, 1964 AS DOCUMENT 2129685, IN COOK COUNTY, ILLINOIS.

This Transaction Exempt Pursuant to Paragraph 200, Sect. 31-45(e) of The Illinois Real Estate Transfer Tax Act

By: [Signature]
Street Address of Property: 2940 Flossmoor Road, Flossmoor, IL 60422

Permanent Tax Number: 31-12-101-042

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 or part thereof, and to re-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 thereof, from time to time, in possession or reversion, by leases to commence in praesenti 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 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 and 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 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 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

[Signature]

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

In Witness Whereof, the grantor(s) aforesaid ha_____ hereunto set_____ hand and seal_____ this_____ day of _____, 19_____.

Donna M. Cain (SEAL) _____ (SEAL)
Donna M. Cain

_____(SEAL) _____ (SEAL)


STATE OF ILLINOIS }
 }SS.
COUNTY OF COOK }

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Donna M. Cain, A Single Person

personally known to me to be the same person(s) whose name(s)_____ subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that _____ signed, sealed and delivered the said instrument as _____ 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 6th day of July, 1989

[Signature]
Notary Public

Mail this recorded instrument to:

St. Paul Trust Company
10312 S. Cicero Avenue
Box 90
Oak Lawn, IL 60453

OFFICIAL SEAL
RICHARD L. BERNARDI
NOTARY PUBLIC STATE OF ILLINOIS
MY COMMISSION EXP. MAR. 10 2092

Mail future tax bills to:
Donna M. Cain
40 Flossmoor Road
Flossmoor, IL 60422

This instrument prepared by:
Richard L. Bernardi
Attorney At Law
20180 Governors Hwy.
Suite 210
Olympia Fields, IL 60461

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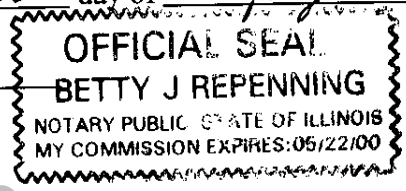
STATEMENT BY GRANTOR AND GRANTEE

The grantors or their agent affirm that, to the best of their knowledge, the names of the grantees shown on the deed or assignment of beneficial interest in a land trust are either natural persons, 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: 7-16-99
Signature: _____ Signature: _____

Subscribed and Sworn to before me this 16th day of July, 1999.

Betty J Repenning
Notary Public

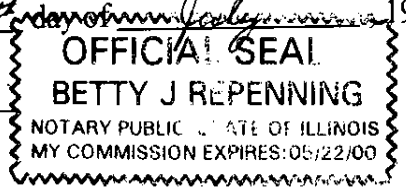


The grantees or their agent affirm and verify that the names of the grantees shown on the deed or assignment of beneficial interest in a land trust are either natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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: 7-16-99
Signature: _____ Signature: _____

Subscribed and Sworn to before me this 16th day of July, 1999.

Betty J Repenning
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 of a Class A misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in Cook County, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)