

WARRANTY DEED IN TRUST

UNOFFICIAL COPY

00006208

27370868 47 002 Page 1 of 3  
2000-01-04 11:34:16  
Cook County Recorder 25.50

**THIS INDENTURE WITNESSETH,**

that the Grantor Adelynn  
A. Cosby, a widow

COOK COUNTY  
RECORDER  
EUGENE "GENE" MOORE  
BRIDGEVIEW OFFICE



of the County of Cook and  
the State of Illinois for and  
in consideration of Ten and no/100  
Dollars, and other good and valuable  
considerations in hand paid, Convey

and warrant unto **FIRST MIDWEST TRUST COMPANY**, National Association, of 121 North  
Chicago Street, Joliet, Illinois 60431, its successor or successors as Trustee under the provisions  
of a trust agreement dated the 20th day of February, 1968 known as Trust  
Number 1356, the following described real estate in the County of Cook  
and State of Illinois, to-wit:

THE NORTH 30 FEET OF THE EAST 1/2 OF LOT 33 AND THE NORTH 30 FEET OF LOT 34  
IN BLOCK 6 IN RESUBDIVISION OF BLOCKS 5 AND 6 IN SOUTH WASHINGTON HEIGHTS, A  
SUBDIVISION OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 37 NORTH, RANGE 14,  
EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

TICOR  
453689 1/1

TO HAVE AND TO HOLD the said premises with the appurtenances, upon the trusts and for  
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 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 directly to a trust grantee or to a  
successor or successors in trust and to grant to such trust grantee or 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 or 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 or 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 gran

38

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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The Grantor hereby expressly warrant to the Grantee (and all successors in interest), that the hereinabove-described real estate is not subject to the reporting requirements of "The Responsible Property Transfer Act of 1988" (765 ILCS 90/1-90/7, as Amended), and that no toxic waste, noxious, radioactive or hazardous material is stored on, or otherwise exists, upon said premises.

00006208 Page 2 of 3

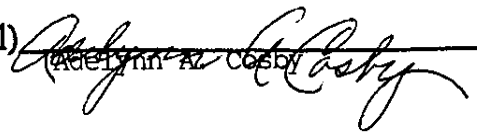
In no case shall any party dealing with said trustee in relation to said premises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced 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.

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 cases made and provided.

And the said grantor hereby expressly waives and releases any and all right of beneficiary under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale of execution or otherwise.

In Witness Whereof, the grantor aforesaid has hereunto set her hand and seal this 29th day of DECEMBER, 1999.

(Seal)  \_\_\_\_\_

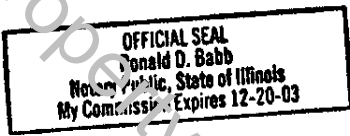
\_\_\_\_\_ (Seal)

**UNOFFICIAL COPY**

I, RONALD D. BABB a Notary Public in and for said County, in the State aforesaid, do hereby certify that Adelynn A. Cosby

\_\_\_\_\_ 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.

GIVEN under my hand and seal this 29<sup>th</sup> day of DECEMBER A.D. 1999.



Ronald D. Babbs  
Notary Public.

**THIS INSTRUMENT WAS PREPARED BY**

Adelynn A. Cosby  
12118 S. Gregory  
Blue island, IL 60406

**PROPERTY ADDRESS**

12118 S. Gregory  
Blue Island, IL 60406

**AFTER RECORDING  
MAIL THIS INSTRUMENT TO**

**FIRST MIDWEST TRUST COMPANY  
NATIONAL ASSOCIATION  
121 N. Chicago Street  
Joliet, Illinois 60432**

**PERMANENT INDEX NUMBER**

25-30-122-026

**MAIL TAX BILL TO**

Robert W. Ruthenberg, Agent  
12812 S. Western Ave.  
Blue Island, IL 60406

IBT #  
1174-8184

STATE OF ILLINOIS  
JAN--00 020.00  
REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE 965054

Cook County  
REAL ESTATE TRANSACTION TAX  
JAN--00 010.00  
REVENUE STAMP 966906