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WARRANTY DEED IN TRUST

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2001-06-08 14:34:15

Cook County Recorder 23.00



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Above space for revenue stamps

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THIS INDENTURE WITNESSETH, That the Grantor husband and wife
 MARK D. PETERSON AND KATHLEEN A. PETERSON, of the county of Cook and State of
 Illinois, for consideration of the sum of Ten dollars (\$ 10.00), in hand paid, and of other good and valuable
 consideration, receipt of which is hereby duly acknowledged, Convey and Warrant unto FNBW Bank F/K/A First
 National Bank of Wheaton, a Illinois Banking Association duly organized and existing under the Illinois Banking Laws, and
 duly authorized to accept and execute trusts within the State of Illinois, as trustee under the provisions of a certain Trust
 Agreement, dated the 24th day of May, 2001, and known as Trust Number 1374, the following
 described real estate in the County of Cook and State of Illinois, to wit:

Units 4235-1A, 4235-1B, 4235-2A, 4235-2B, 4235-3A and 4235-3B in Arlington
 Grove Condominiums as delineated on a survey of the following described real
 estate:

Part of the North Half of Section 1, Township 42 North, Range 10, East of the
 Third Principal Meridian, in Cook County, Illinois, which survey is attached as
 Exhibit "A" to the Declaration of Condominium recorded as Document 25364419, as
 amended from time to time, together with their undivided percentage interest in the
 common elements, in Cook County, Illinois.

Street Address: 4235 Jennifer Ln., Arlington Hts., IL 60004
 Grantee's Address:
 PIN: 02-01-200-083-1343; 1344; 1345; 1346; 1347; 1348

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 title, estate, powers and authorities
 vested in said Trustee, to donate, dedicate, 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 future,
 and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term or 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 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.

BOX 333-CT1

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In no case shall any party dealing with said Trustee, or any successor in trust, in relation to said real estate, or to who 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 successor in trust, in relation to said real estate shall be conclusive evidence in favor of every person (including the Registrar of Titles of said county) 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 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 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 the 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 under said Trust Agreement 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 any 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 real estate 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, of memorial, the words "in trust", or "upon condition", or "with limitations", or words of similar import, in accordance with the statute in such case made and provided.

And the said grantor s 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.

In Witness Whereof, the grantor s aforesaid has have hereunto set their hand hands and seal s this 30th day of May, 2001.

Mark D. Peterson (SEAL) Kathleen A. Peterson (SEAL) (SEAL) (SEAL)

State of Illinois
County of Cook

I, the undersigned Notary Public in and for said county, in the state aforesaid, do hereby certify that Mark D. Peterson and Kathleen A. Peterson, husband and 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 notarial seal this 30th day of May, 2001.

Leonne Causero
Notary Public

OFFICIAL SEAL
LEONNE CAUSERO
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 2-7-2004

MAIL TO:
ANSARI YANSARI
1411 W. PETERSON
PARK RIDGE IL
60068

This document was prepared by:
LEE POTERACKI
9575 W. Higgins, #801
Rosemont, IL 60018

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEPT. OF REVENUE
350.00
JUN-7'01

Cook County
REAL ESTATE TRANSACTION TAX
REVENUE STAMP JUN-7'01
175.00