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2001-05-22 12:48:50

Cook County Recorder 27.50

WARRANTY DEED

GRANTOR(S), RICHARD L. BENOIT AND CAROL C. BENOIT, husband and wife, of Orland Park, in COOK County, State of Illinois, for and in consideration of Ten and No/100 (\$10.00) Dollars and other good and valuable considerations in hand paid, convey and Warranty unto GRANTEE, HELEN J. MARTIN, as Trustee of the HELEN J. MARTIN 1997 TRUST dated April 4, 1997, of 29 Lancaster, Burr Ridge, Illinois 60521, the following described real estate, to wit:



==above for recorder's use==

SEE REVERSE SIDE HEREOF

Commonly known as: 10600 GOLF ROAD, ORLAND PARK, ILLINOIS 60462
Permanent Index Number: 27-08-210-023

SUBJECT TO: General real estate taxes for the year 2000 And following years and to covenants, easements and restrictions of record, if any.

hereby releasing and waiving all rights under and by virtue of the homestead Exemption laws of the State of Illinois, TO HAVE AND TO HOLD SAID PREMISES, forever.

DATED: May 14, 2001
Richard L. Benoit

Carol C. Benoit

RICHARD L. BENOIT

CAROL C. BENOIT

PREPARED BY: RAYMOND A. REICHER, Attorney at Law, 17730 S. Oak Park Avenue, Tinley Park, Illinois 60477

TAX BILL TO: HELEN JANE MARTIN, 10600 GOLF ROAD, ORLAND PARK, ILLINOIS 60462

RETURN TO: MICHAEL MARTIN 22ND FL, IBM PLAZA
330 North WABASH AVE
Chicago, IL 60611-3607


FATIC ATRC 10308




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Property of Cook County Clerk's Office

STATE TAX	STATE OF ILLINOIS	REAL ESTATE TRANSFER TAX
	 MAY. 16. 01	0026350
	REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	FP326660

0000025809

COUNTY TAX	COOK COUNTY REAL ESTATE TRANSACTION TAX	REAL ESTATE TRANSFER TAX
	 MAY. 16. 01	0013175
	REVENUE STAMP	FP326670

0000052742

TO HAVE AND HOLD said premises with the appurtenances, unto said Trustee [her/his/their] successors and or assigns, upon the trusts and for the uses and purposes herein and in said trust agreement set forth.

In addition to all of the powers and authority granted to the trustee by the terms of said declaration of trust, full power and authority is hereby granted to the 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 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 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 the title, estate, powers, and authorities vested in the trustee; to donate, to dedicate, to mortgage, pledge or otherwise encumber said property, 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 at the present or in the 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 or title or interest in or about or easement appurtenant to said real estate 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 the trustee in relation to said real estate, or to whom said real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by the trustee, be obliged to see to 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 the trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of the trustee, or be obliged or privileged to inquire into any of the terms of said declaration of trust and every deed, trust deed, mortgage, lease or other instrument executed by the 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 declaration of 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 declaration of trust or in some amendment thereof and binding upon all beneficiaries thereunder, (c) that the 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 their predecessors in trust.

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RAY FROSTEN
COMMISSION EXPIRES 01/01/2011
CLERK OF COUNTY CLERK
STATE OF ILLINOIS