

WARRANTY DEED IN TRUST

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2001-08-02 11:45:45
Cook County Recorder 27.50



**COOK COUNTY
RECORDER
EUGENE "GENE" MOORE
BRIDGEVIEW OFFICE**

THIS INDENTURE WITNESSETH,
that the Grantor Patricia A. Creevy

_____ 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 60432, its successor or successors as Trustee under the provisions
of a trust agreement dated the 14th day of October, 1976 known as Trust
Number 1-0351, the following described real estate in the County of COOK
and State of Illinois, to-wit:

attached

Property: 53 E. Parliament Dr., Palos Heights, IL 60463
PIN # 23-24-300-114-1044

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

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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 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.

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.

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 waive and release any and all right of benefit 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 ha hereunto set hand and seal this 30th day of July, 2001.

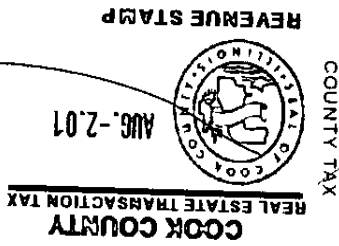
(Seal) X Patricia A. Creevy
Patricia A. Creevy

(Seal)

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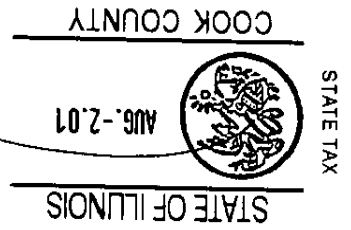
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FP351009
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REAL ESTATE TRANSFER TAX

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MAIL TAX BILL TO
 Joan Anderson
 53 E. Parliament Dr.
 Palos Hills, IL 60463

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

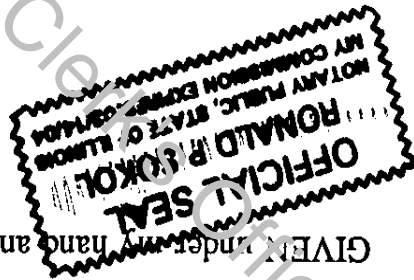
PERMANENT INDEX NUMBER
 23-24-300-117-1044

AFTER RECORDING
 MAIL THIS INSTRUMENT TO

PROPERTY ADDRESS
 53 E. Parliament Dr.
 Palos Heights, IL 60463

THIS INSTRUMENT WAS PREPARED BY
 Sokol & Mazian
 60 Orland Square Dr.
 Orland Park, IL 60462
 708-460-2266

Notary Public.



GIVEN under my hand and seal this 30 day of July A.D. 2001

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 _____ free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

State aforesaid, do hereby certify that Patricia A. Greedy _____ a Notary Public in and for said County, in the

State of ILLINOIS
 County of COOK
 ss. IL COOK

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Property of

UNIT NUMBER 140, TOGETHER WITH A PERPETUAL AND EXCLUSIVE USER OF PARKING AND STORAGE AREA DESIGNATED AS G5140 IN COLONIAL HEIGHTS CONDOMINIUM, AS DELINEATED ON SURVEY OF PART OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 37 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE SOUTHERLY RIGHT OF WAY LINE OF THE SANITARY DISTRICT OF CHICAGO, DESCRIBED IN DEED DATED NOVEMBER 21, 1912 AND RECORDED NOVEMBER 29, 1912 AS DOCUMENT 5089149 AND CONDEMNATION IN CASE NUMBER 308732 IN CIRCUIT COURT, COOK COUNTY, ILLINOIS, AND LYING EAST OF THE EAST RIGHT OF WAY LINE OF PUBLIC SERVICE COMPANY OF NORTHERN ILLINOIS AS CONVEYED BY WARRANTY DEED RECORDED DECEMBER 16, 1952 AS DOCUMENT 15507226, SAID EAST RIGHT OF WAY LINE BEING DESCRIBED AS RUNNING FROM A POINT IN THE SOUTHERLY RIGHT OF WAY LINE OF SAID SANITARY DISTRICT OF CHICAGO, WHICH POINT IS 888.38 FEET WEST OF THE EAST LINE OF SAID SOUTHWEST 1/4, AND DRAWN TO A POINT IN THE SOUTH LINE OF SAID SOUTHWEST 1/4, WHICH IS 886.0 FEET WEST OF THE SOUTHEAST CORNER OF SAID SOUTHWEST 1/4 (EXCEPT THAT PART THEREOF SOUTHERLY SOUTH OF THE NORTH LINE OF THE PREMISES DEDICATED FOR HIGHWAY PURPOSES BY INSTRUMENT RECORDED SEPTEMBER 22, 1932 AS DOCUMENT 1143391, AND ALSO EXCEPT THE EAST 501.0 FEET THEREOF AND EXCEPT THAT PART FALLING IN COLONIAL HEIGHTS TOWNSHIP SUBDIVISION, UNIT NO. 1, AS PER PLAT RECORDED SEPTEMBER 26, 1973 AS DOCUMENT 22491943) IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO DECLARATION OF CONDOMINIUM MADE BY COSMOPOLITAN NATIONAL BANK OF CHICAGO, AS REGISTER UNDER TRUST NUMBER 20206, AND RECORDED AS DOCUMENT 23323318, AS AMENDED FROM TIME TO TIME; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS