

UNOFFICIAL COPY

QUIT CLAIM DEED IN TRUST

0020483642

8108/0037 23 003 Page 1 of 5
2002-04-29 14:39:21
Cook County Recorder 29.50

THIS INDENTURE WITNESSETH,

that the Grantor s JAMES L. FOSTER

and JOANN A. FOSTER, his wife

_____ 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 quit claim unto **FIRST MIDWEST BANK** of 2801 W. Jefferson Street, Joliet, Illinois 60435,

its successor or successors as Trustee under the provisions of a trust agreement dated the 28th

day of June, 1995 known as Trust Number 95-5596 the following

described real estate in the County of Cook and State of Illinois, to-wit:

COOK COUNTY
RECORDER
ELI MOORE
TREASURER OFFICE



SEE ATTACHED LEGAL DESCRIPTION

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 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

Handwritten initials/signature

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 Grantors 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 90/11-90/7, 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 grantors 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 grantors aforesaid have hereunto set their hands and seals this 15th day of April, 2002.

(Seal)  James L. Foster

 (Seal) Joann A. Foster

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LOT 7 (EXCEPT THE NORTH 250.0 FEET THEREOF) AND ALL OF THAT PART OF LOT 8 LYING EAST AND ABUTTING A LINE WHICH INTERSECTS THE EAST LINE OF SAID LOT 8 AT A POINT 250 FEET SOUTH OF THE NORTH EAST CORNER OF SAID LOT 8 AND INTERSECTS THE SOUTH LINE OF LOT 8 AT A POINT 165 FEET, ON THE ARC, SOUTHEASTERLY OF THE SOUTH WEST CORNER OF SAID LOT 8, ALL IN BLOCK 1 IN GROVER C. ELMORE AND COMPANY'S CENTRAL AVENUE FARMS, A SUBDIVISION IN THE FRACTIONAL NORTH WEST ¼, NORTH OF THE INDIAN BOUNDARY LINE, IN SECTION 33, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED AS DOCUMENT #14026201, ON APRIL 2, 1947, IN COOK COUNTY, ILLINOIS.

LOT 8 (EXCEPT THE NORTH 250 FEET THEREOF AND EXCEPT THAT PART LYING EAST OF AND ABUTTING THE FOLLOWING DESCRIBED LINE; BEGINNING AT THE SOUTH EAST CORNER OF THE NORTH 250 FEET THENCE SOUTHWESTERLY ON A LINE TO A POINT ON THE SOUTH LINE OF SAID LOT 8, SAID POINT BEING A DISTANCE OF 165 FEET OF THE ARC FROM THE SOUTH WEST CORNER OF SAID LOT 8) IN BLOCK 1, IN GROVER C. ELMORE AND COMPANY'S CENTRAL AVENUE FARMS, BEING A SUBDIVISION IN THE NORTH FRACTIONAL NORTH WEST ¼, NORTH OF THE INDIAN BOUNDARY LINE, IN SECTION 33, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

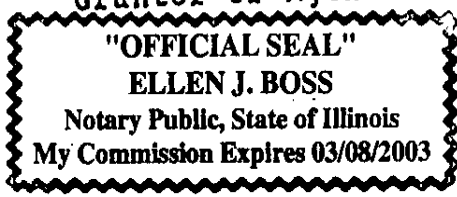
Office of Cook County Clerk's Office

The Grantor or his Agent affirms that, to the best of his knowledge, the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a 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 title to real estate under the laws of the State of Illinois.

Dated April 15, 2002

Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me by the said James L. Foster this 15th day of April, 2002 Notary Public [Signature]

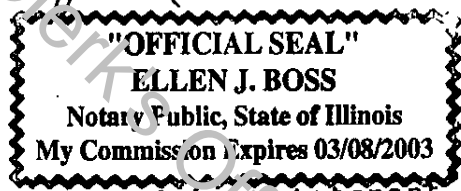


The Grantee or his Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 April 15, 2002

Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me by the said Robin Philip Jesk this 15th day of April, 2002 Notary Public [Signature]



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 Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)



EUGENE "GENE" MOORE

RECORDER OF DEEDS / REGISTRAR OF TORRENS TITLES
COOK COUNTY, ILLINOIS