

WARRANTY DEED IN TRUST

UNOFFICIAL COPY

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2003-04-02 09:59:52
Cook County Recorder 28.50



THIS INDENTURE WITNESSETH, That the Grantor: FAWN CROSSING DEVELOPMENT, INC., an Illinois corporation, of P.O. Box 248, Lemont, Illinois,

282836

of the County of Cook and 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 the **MARQUETTE BANK** f/n/a **MARQUETTE NATIONAL BANK** An Illinois Banking Assn., whose address is 6155 South Pulaski Road, Chicago, Illinois, 60629, as Trustee under the provisions of a trust agreement dated the 23rd day of August 1999, and known as Trust Number 14965 the following described Real Estate in the County of Cook and State of Illinois, to-wit:

3

Lot 39 in Frank De Lugach's Central Avenue Gardens being a subdivision of the East 2/5 of the East half of the Northeast Quarter of Section 17, Township 37 North, Range 13, East of the Third Principal Meridian, (except the streets and parts of the streets heretofore dedicated) in Cook County, Illinois.

Property Address: 10337 S. Parkside, Oak Lawn, IL 60453
Permanent Tax Number: 24-17-205-007-0000 Volume # _____

TO HAVE AND TO HOLD, the said premises with the appurtenances upon the trusts and for the uses and purposes herein and in said trust agreement set forth. See reverse side for terms & powers of trustee. And the said grantors 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 aforesaid has hereunto set their hand and seal this 27th day of March 20 03

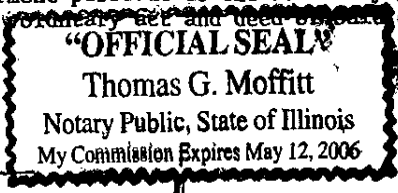
FAWN CROSSING DEVELOPMENT, INC.
By [Signature] Seal
Barry Boyle, President

Village of Oak Lawn Real Estate Transfer Tax \$200
Village of Oak Lawn Real Estate Transfer Tax \$200

Village of Oak Lawn Real Estate Transfer Tax \$500
Village of Oak Lawn Real Estate Transfer Tax \$500

STATE OF ILLINOIS SS
COUNTY OF COOK

I, the undersigned, a Notary Public, in and for said County in the state aforesaid do hereby certify that Barry Boyle, personally known to me to be the President of Fawn Crossing Development, Inc., an Illinois corporation, and 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 as such Secretary, she signed and delivered the said instrument pursuant to the authority given by the Board of Directors of said corporation, as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.



Dated 3/20/03

[Signature]
Notary Public

STEWART TITLE OF ILLINOIS
2 NORTH LaSALLE STREET, SUITE 1020
CHICAGO, IL 60602

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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 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 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 futuro, and upon any terms and 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 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.

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 mortgage 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 a successor or successors in trust, that such successor to successors in trust have been properly appointed and fully vested with all the title, estate, rights, power, 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 case made and provided.

AFTER RECORDING, PLEASE MAIL TO:
MARQUETTE BANK

6155 SOUTH PULASKI ROAD
CHICAGO, IL 60629

THIS INSTRUMENT WAS PREPARED BY
Thomas G. Moffitt
McCracken, Walsh, de LaVan & Hetler

134 N. LaSalle St., Suite 600
Chicago, IL 60602

Property of Cook County Clerk's Office

STATE OF ILLINOIS
STATE TAX
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE
MAR. 28. 03

COOK COUNTY
COUNTY TAX
REAL ESTATE TRANSACTION TAX
REVENUE STAMP
MAR. 28. 03

REAL ESTATE TRANSFER TAX
0000071008
00280.00
FP 102804

REAL ESTATE TRANSFER TAX
0000071008
00140.00
FP 102810