

UNOFFICIAL COPY



Eugene "Gene" Moore Fee: \$30.00
Cook County Recorder of Deeds
Date: 07/09/2003 10:29 AM Pg: 1 of 4

SPECIAL WARRANTY DEED IN TRUST

THIS INDENTURE WITNESSETH that Raymond C. Tolbert and Karen B. Tolbert, husband and wife, of 18270 Anthony Avenue, Country Club Hills, Illinois ("Grantor"), REMISES, RELEASES, ALIENS AND CONVEYS to First Midwest Bank, as Trustee u/t/a dated 10/25/02 a/ka Trust No. 6902, of 2801 West Jefferson Street, Joliet, Illinois ("Grantee") for the sum of Ten and 00/100 (\$10.00) Dollars, and other valuable consideration, the receipt of which is hereby acknowledged, the following described real estate located in the County of Cook and State of Illinois (hereinafter called the "Property"):

THE EAST 132 FEET OF THE WEST 1716 FEET OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Address of Property: 3342 West 196th Street, Homewood, Illinois 60430


Permanent Index Number: 31-11-401-004-0000

TO HAVE AND TO HOLD the Property to Grantee and Grantee's successors and assigns forever. Grantor covenants and warrants, in accordance with the powers and authorities of Grantee as set forth on Exhibit "A" attached hereto, that said Property is free of any encumbrance made or suffered by Grantor except as listed on Exhibit "A" attached hereto, and that Grantor and Grantor's successors shall warrant and defend the same to said Grantee and said Grantee's successors and assigns forever, against the lawful claims and demands of all persons claiming by, through, or under the said Grantor, but against none other, except as aforesaid.

hereby releasing and waiving all rights under and by virtue of the Homestead Laws of the State of Illinois.

IN WITNESS WHEREOF, said party of the first part has caused their names to be signed to these presents this 18th day of June, 2003.


Raymond C. Tolbert


Karen B. Tolbert

BOX 333-CTT

17
9/11/03
1002

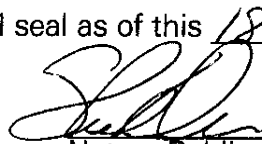
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STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

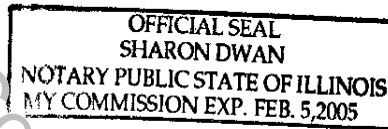
I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that Raymond C. Tolbert and Karen B. Tolbert, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act for the uses and purposes therein set forth.

Given under my hand and notarial seal as of this 18 day of June, 2003

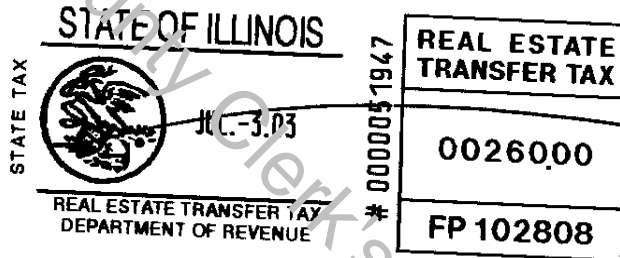

Notary Public

My Commission Expires:

2/5/05



Document Prepared By:
Ari J. Rotenberg
Field and Goldberg, LLC
321 South Plymouth Ct., #800
Chicago, IL 60603

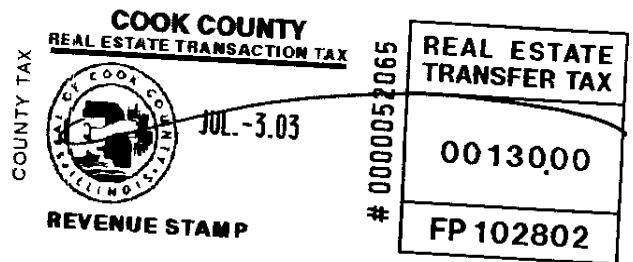


After Recording Mail To:
~~First Midwest Bank~~
~~Attn: Trust Department~~
~~2801 West Jefferson Street~~
~~Joliet, IL 60435~~

Elmore, Darnichael, Arhach + Daudish
15507 S. Cicero Ave
Oak Forest, IL 60452

Mail Tax Bills To:

Elmore, Darnichael, Arhach + Daudish
15507 S. Cicero Ave.
Oak Forest, IL 60452



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EXHIBIT "A"

Subject to: General taxes for the year 2002 and subsequent years; easements, covenants, restrictions, conditions of record.

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 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 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.

UNOFFICIAL COPY**AFFIDAVIT - PLAT ACT**

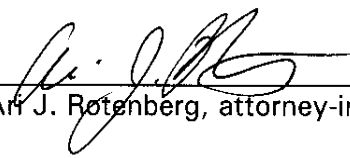
STATE OF ILLINOIS

COUNTY OF COOK

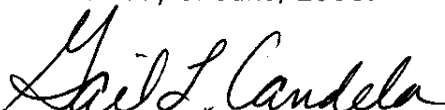
ARI J. ROTENBERG, being duly sworn on oath, states that he is the attorney-in-fact for Raymond C. Tolbert and Karen B. Tolbert of Country Club Hills, Illinois, the grantor on the attached deed, and that the attached deed is not in violation of ILCS 205/1(a) et seq., for one of the following reasons:

1. The sale or exchange is of an entire tract of land not being a part of a larger tract of land.
2. The division or subdivision of land is into parcels or tracts of 5 acres or more in size which does not involve any new streets or easements of access.
3. The division is of lots or blocks of less than 1 acre in any recorded subdivision which does not involve any new streets or easements of access.
4. The sale or exchange of parcels of land is between owners of adjoining and contiguous land.
5. The conveyance is of parcels of land or interests therein for use as right-of-way for railroads or other public utility facilities, which does not involve any new streets or easements of access.
6. The conveyance is of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
7. The conveyance is of land for highway or other public purpose or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
8. The conveyance is made to correct descriptions in prior conveyances.
9. The sale or exchange is of parcels or tracts of land following the division into no more than two parts of a particular parcel or tract of land existing on July 17, 1959, and not involving any new streets or easements of access.
10. The sale is of a single lot of less than 5 acres from a larger tract, the dimensions and configurations of said larger tract having been determined by the dimensions and configuration of said larger tract on October 1, 1973, and no sale prior to this sale, or any lot or lots from said larger tract having taken place since October 1, 1973, and a survey of said single lot having been made by a registered land surveyor.

AFFIANT further states that he makes this affidavit for the purpose of inducing the Recorder of Cook County, Illinois, to accept the attached deed for recording, and that all local requirements applicable to the subdivision of land are met by the attached deed and the tract described therein.


Ari J. Rotenberg, attorney-in-fact

SUBSCRIBED and SWORN to before me
this 23rd day of June, 2003.



Notary Public

