

UNOFFICIAL COPY

TRUSTEE'S DEED IN TRUST



0335234011D

Doc#: 0335234011
Eugene "Gene" Moore Fee: \$30.50
Cook County Recorder of Deeds
Date: 12/18/2003 09:43 AM Pg: 1 of 4

THIS INDENTURE WITNESSETH, that the Grantor **FIRST MIDWEST BANK**, as successor Trustee under the provision of a deed or deeds in trust, duly recorded and delivered to said Bank in pursuance of a Trust Agreement dated the 21st day of July, 1994 and known as Trust No. 94-5274 of the County of Will and the State of Illinois for and in consideration of Ten
* 2003 0002 1/1

and no/100 Dollars, and other good and valuable considerations in hand paid, Conveys and quit claims unto **FOUNDERS BANK of 11850 S. Harlem Avenue, Palos Heights, Illinois 60463**, its successor or successors as Trustee under the provisions of a trust agreement dated the 12th day of April, 1990, and known as Trust No. 4562 the following described real estate in the County of Cook and State of Illinois, to-wit:

SEE ATTACHED LEGAL DESCRIPTION

PROPERTY OF COOK COUNTY TITLE L.L.C.
2700 South River Road
Des Plaines, IL 60018

Subject to: Liens, encumbrances, easements, covenants, conditions and restrictions of record, if any; general real estate taxes for the year 2003 and subsequent; and

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.

UNOFFICIAL COPY

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 waives and releases 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.

This deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said trustee by the terms of said deed or deeds in trust delivered to said trustee in pursuance of the trust agreement above mentioned. This deed is made subject to the lien of every trust deed or mortgage (if any there be) of record in said county given to secure the payment of money and remaining unreleased at the date of the delivery hereof.

In Witness Whereof, the grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Assistant Trust Officer and attested by its Trust Officer this 23rd day of October, 2003.

FIRST MIDWEST BANK as successor trustee as aforesaid.

Attest: *[Signature]*
Trust Officer

By: *[Signature]*
Assistant Trust Officer

UNOFFICIAL COPY

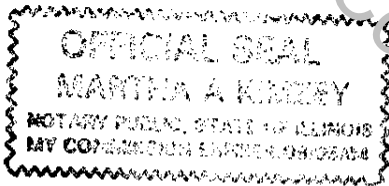
STATE OF ILLINOIS,
Ss:
COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County, in the State aforementioned DO HEREBY CERTIFY that Jennifer E. Koff, Assistant Trust Officer of FIRST MIDWEST BANK, Joliet, Illinois and Geraldine A. Holsey, the attesting Trust Officer thereof, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Assistant Trust Officer and the attesting Trust Officer respectively, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act, and as the free and voluntary act of said Bank for the uses and purposes therein set forth; and the said attesting Trust Officer did also then and there acknowledge that he is custodian of the corporate seal of said Bank did affix the said corporate seal of said Bank to said instrument as his own free and voluntary act, and as the free and voluntary act of said Bank for the uses and purposes therein set forth.

GIVEN under my hand and seal this 23rd day of October, A.D. 2003

Martha A. Kimzey

Notary Public.



THIS INSTRUMENT WAS PREPARED BY

Marcie A. Kimzey
First Midwest Bank, Trust Division
17500 S. Oak Park Avenue
Tinley Park, Illinois 60477

AFTER RECORDING
MAIL THIS INSTRUMENT TO

Raymond E. Malatt, Esq.
6410 W. 127th Street
Palos Heights, Illinois 60463

PROPERTY ADDRESS

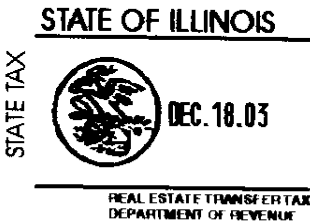
7700 W. Golf Drive, Unit 2A
Palos Heights, Illinois 60463

PERMANENT INDEX NUMBER

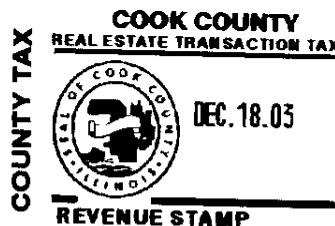
23-36-303-143-1091

MAIL TAX BILL TO

Carl Flaws
7700 W. Golf Drive, Unit 2A
Palos Heights, Illinois 60463



REAL ESTATE TRANSFER TAX
0017000
FP326660



REAL ESTATE TRANSFER TAX
0008500
FP326670

UNOFFICIAL COPY

LEGAL DESCRIPTION

PARCEL 1:

UNIT NO. 7700-2-A IN OAK HILLS CONDOMINIUM 1 AS DELINEATED ON A SURVEY OF THE FOLLOWING TRACT OF LAND: CERTAIN LOTS OR PARTS THEREOF IN BURNSIDE'S OAK HILLS COUNTRY CLUB VILLAGE SUBDIVISION OF PART OF THE SOUTHWEST ¼ OF SECTION 35, TOWNSHIP 37 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 23684699, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE DECLARATION OF EASEMENTS DATED OCTOBER 1, 1996 AND RECORDED OCTOBER 25, 1996 AS DOCUMENT 23684698 AND AS CREATED BY DEED FROM BURNSIDE CONSTRUCTION COMPANY TO ARLENE GURLEY DATED SEPTEMBER 14, 1978 AND RECORDED OCTOBER 5, 1978 AS DOCUMENT 24658508 FOR INGRESS AND EGRESS, ALL IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office