## WARRANTY DEED IN RUSFFICIAL COPY

that the Grantor JUAN G. HUERTA single never been  married 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	Doc#: 0402926181 Eugene "Gene" Moore Fee: \$28.00 Cook County Recorder of Deeds Date: 01/29/2004 12:59 PM Pg: 1 of 3	
considerations in hand paid, Convey		
and warrant s unto FIRST MIDWEST TRUST COMPANY, National Association, of 121 North Chicago Street, John, Illinois 60432, its successor or successors as Trustee under the provisions of a trust agreement dated the 14th day of January 19 2003 known as Trust Number 7159, the following described real estate in the County of Cook and State of Illinois, to-wit:		
PRINCIPAL MERIDIAN, NORT	N TO COUNTRY AIRE ESTATES, A SUBDIVISION NORTHEAST QUARTER OF FRACTIONAL NORTH, RANGE 13, EAST OF THE THIRD OF THE INDIAN BOUNDARY LINE, IN	

P.N.T.N.

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.

28-14-206-027

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 a, 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.

The Grantor\_ hereby expressly warrant\_s 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 require 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 layor 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 equicible, 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.

homesteads from sale of execution or otherwise.	1 1 and
In Witness Whereof, the grantor aforesaid ha hereunto set	_ hand and
seal this day of,	
	(Seal)
Geal DUAN G. HUERTA	
DUAN G. HUERTA	

County of COOK UNSOFFICIAL COPY		
Ir the viderined	a Notary Public in and for said County, in the	
State aforesaid, do hereby certify that JUAN	G. HUERTA	
octore the tins day in person and acknowledged	personally known to me subscribed to the foregoing instrument, appeared that signed, sealed and delivered the said y act, for the uses and purposes therein set forth, f homestead.	
GIVEN under my hand and seal this	14 day of Jan A.D. 19	
	Plusling	
THERESE E. SHERWOOD  WY COMMISSION EXPIRES 4-9-2006	Notary Public.	
THIS INSTRUMENT WAS PREPARED BY James J. O'Connell, JR. 5544 W. 147th St. Suite B-4 Oak Forest, IL 60452  AFTER RECORDING MAIL THIS INSTRUMENT TO	PROPERTY ADDRESS  15334 S. Maple Lane  Markham, IL  PERMANENT INDEX NUMBER  28-14-206-927-0000	
FIRST MIDWEST TRUST COMPANY NATIONAL ASSOCIATION 121 N. Chicago Street Joliet, Illinois 60432	MAIL TAX BILL, TO  KEITH WILLIAMS  4139 W.1235F  ALCIP EL LOLOS  STATE OF ILLINOIS  REAL ESTATE TRANSFER TAX  DEPT. OF  REVENUE  B. 10616  MAIL TAX BILL, TO  KEITH WILLIAMS  ALCIP EL LOLOS  STATE OF ILLINOIS  REAL ESTATE TRANSFER TAX  REVENUE	
	Cock County  REAL ESTATE TRANSACTION TAX  REVENUE  STAMP JAN22'04  P.B. 10848	