

UNOFFICIAL COPY

WARRANTY DEED IN TRUST

THIS INDENTURE WITNESSETH,

that the Grantor _____

VILLAGE OF DIXMOOR, AN ILLINOIS

MUNICIPAL CORPORATION

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, Conveys

and warrant^s 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 6TH

day of DECEMBER, 2007 known as Trust Number 7097, the following described real

estate in the County of COOK and State of Illinois, to-wit:

LOTS 9, 10, 23, 24, 27 AND 28 IN BLOCK 224, AND LOTS 37, 38, 41 AND 42 IN BLOCK 225 HARVEY, A SUBDIVISION OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 AND THE SOUTHWEST FRACTIONAL 1/4 OF SECTION 6, TOWNSHIP 36 NORTH, RANGE 14, SOUTH OF THE INDIAN BOUNDARY LINE, ALSO THAT PART OF THE NORTH FRACTIONAL 1/2, NORTH OF THE INDIAN BOUNDARY LINE OF SECTION 7, TOWNSHIP 36 NORTH, RANGE 14, NORTH OF THE CHICAGO AND GRAND TRUNK RAILROAD AND EAST OF CHICAGO AND VINCENNES ROAD, RECORDED NOVEMBER 2, 1892, BOOK 58, PAGE 7 AS DOCUMENT NO. 1761486.

& Cook County Ord. 9510'

Date 8/12/04 Sign. [Signature]

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

UNOFFICIAL COPY

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.

For and in consideration of the conveyance of the real estate legally described herein, the Grantee hereby forever indemnifies and holds harmless the Grantor, Village of Dixmoor, Cook County, Illinois, its officers, agents and employees against all injury, deaths, losses, damages, claims, suits, liabilities, judgments and expenses which may arise directly or indirectly from any and all remediation required due to any debris, damage or environmental contamination on the real estate legally described herein which existed on or before the date of the conveyance of the real estate legally described herein.

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 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 grantor aforesaid ha S hereunto set her hand and seal this 11th day of, August 2004

(Seal) Martha Higgins, Village President (Seal)

UNOFFICIAL COPY

State of ILLINOIS

County of COOK Ss.

I, Valerie Ross a Notary Public in and for said County, in the State aforesaid, do hereby certify that MARtha Loggins - Village President
Village of Dixmoor

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 SHE signed, sealed and delivered the said instrument as _____ free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

GIVEN under my hand and seal this 11th day of August A.D. 2004.

OFFICIAL NOTARY SEAL

VALERIE ROSS
Notary Public, State of Illinois
My commission expires Feb. 15, 2005

Valerie Ross
Notary Public.

THIS INSTRUMENT WAS PREPARED BY

HUTCHISON, ANDERS & HICKEY
16860 S. OAK PARK AVE.
TINLEY PARK, IL 60477
708-532-7100 (PHONE)
708-532-4315 (FAX)

PROPERTY ADDRESS

14213, 14221, 14228 AND 14436 SOUTH SEELEY;
2021 WEST 142ND STREET, DIXMOOR, ILLINOIS

29-06-418-010-0000; 29-06-417-044-0000;

PERMANENT INDEX NUMBER

29-06-417-008-0000; 29-06-417-009-0000;
29-06-417-045-0000; 29-06-417-041-0000;
29-06-417-040-0000; 29-06-418-019-0000;
29-06-418-020-0000; 29-06-418-015-0000.

**AFTER RECORDING
MAIL THIS INSTRUMENT TO**

**FIRST MIDWEST BANK
TRUST DIVISION
2801 W. Jefferson Street
Joliet, Illinois 60435**

MAIL TAX BILL TO

HARRISON HOMES, INC.

P.O. BOX 713

TINLEY PARK, ILLINOIS 60477