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Doc#: 0423631085
Eugene "Gene" Moore Fee: \$30.00
Cook County Recorder of Deeds
Date: 08/23/2004 12:47 PM Pg: 1 of 4



Chicago Title Insurance Company

WARRANTY DEED
ILLINOIS STATUTORY
INTO TRUST

C.T.I./CY

82431061all

CS 24084169n

THE GRANTOR(S), NEIL COLEMAN and MARLENE COLEMAN, husband and wife, of the Village of WESTERN SPRINGS, County of COOK, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration, in hand paid, CONVEY(S) and Warrant(s) to ~~WESTERN SPRINGS~~ STANDARD BANK AND TRUST COMPANY AS TRUSTEE UNDER TRUST* (GRANTEE'S ADDRESS) 747 W. 83RD ST., SUITE A, BURR RIDGE, Illinois 60527 of the County of DuPAGE, all interest in the following described Real Estate situated in the County of COOK in the State of Illinois, to wit:

* Agreed dated July 13, 1993 AND KNOWN AS TRUST NUMBER 13965
See Exhibit 'A' attached hereto and made a part hereof
Grantee's Address: 7800 W. 95th St. Hickory Hills, IL 60457

SUBJECT TO: covenants, conditions and restrictions of record, private, public and utility easements and roads and highways, general taxes for the year 2003 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s)

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

SEE ATTACHED EXHIBIT 'B' FOR TRUST POWERS
Permanent Real Estate Index Number(s): 18-07-213-034-0000
Address(es) of Real Estate: 4907 FAIR ELM AVE., WESTERN SPRINGS, Illinois 60558

Dated this 19th day of August, 2004

Neil Coleman
NEIL COLEMAN

Marlene Coleman
MARLENE COLEMAN

COOK COUNTY REAL ESTATE TRANSACTION TAX REVENUE STAMP
AUG. 23. 04
0000138079

REAL ESTATE TRANSFER TAX
0021750
FP326670

STATE OF ILLINOIS REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE
AUG. 23. 04

REAL ESTATE TRANSFER TAX
0043500
FP326660
0000008794

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STATE OF ILLINOIS, COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT NEIL COLEMAN and MARLENE COLEMAN, husband and wife, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their 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 official seal, this 19th day of August, 2004



Marie T. Hynes (Notary Public)

Prepared By: Russell W. Hartigan / Partrick H. O'Connor
222 N. LaSalle St., # 2150
Chicago, Illinois 60601

Mail To:

Mail To: Robert M. Chas
1306 Plainfield Rd.
DAVENP, IL 60561

Name & Address of Taxpayer:

Tax Bill To:
STANDARD BANK AND TRUST COMPANY
As Trustee Under Trust
Agreement Dated 7/13/93
AS # 13965
7800 W. 95th St.
Hickory Hills, IL 60457

UNOFFICIAL COPY**EXHIBIT 'A'****Legal Description**

LOT 11 (EXCEPT THE SOUTH 40 FEET THEREOF) LOT 12 (EXCEPT THE NORTH 80 FEET THEREOF) IN BLOCK 6 IN FOREST HILLS COMMERCIAL AND PARK DISTRICT SUBDIVISION, A SUBDIVISION OF BLOCKS 5, 6, 7, 8, 17, 18, 19, 20, 29, 30, 31, 32, 41, 42, 43, AND 44 IN FOREST HILLS OF WESTERN SPRINGS, A SUBDIVISION IN THE EAST 1/2 OF SECTION 7, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN & THAT PART OF BLOCKS 12, 13, 14, AND 15 IN THE HIGHLANDS, BEING A SUBDIVISION OF THE NORTHWEST 1/4 AND THE WEST 800 FEET OF THE NORTH 144 FEET OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF A LINE 33 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE NORTHWEST 1/4 OF SECTION 7; ALSO LOTS 1, 2, 3, 4, & 5 (EXCEPT THAT PART THEREOF DEDICATED FOR STREETS BY PLAT NUMBER 209880), IN BLOCK 12, IN THE HIGHLANDS AFORESAID, ALL IN COOK COUNTY, ILLINOIS. ALSO FAIR ELMS AVENUE (NOW VACATED), AS SHOWN ON THE PLAT OF FOREST HILLS OF WESTERN SPRINGS AFORESAID, FILED IN THE OFFICE OF THE REGISTRAR OF TITLES AS DOCUMENT 209880, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

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Full power and authority is hereby granted to said Trustee to improve, manage, protect and subdivide said real estate or any part thereof, to dedicate parks, streets, highways or alleys, to vacate any subdivision or part thereof, and to resubdivide said real estate 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 real estate 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 real estate, or any part thereof, to lease said real estate, or any part thereof, from time to time, in possession or reversion, by leases to commence in present or in future, and upon any terms and for 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 of fixing the amount of present or future rentals, to partition or to exchange said real estate, 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 real estate or any part thereof, and to deal with said real estate 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, or any successor in trust, in relation to said real estate, or to whom said real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said Trustee, or any successor in trust, be obliged to see to the application of any purchase money, rent or money borrowed or advanced on said real estate, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the authority, 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, or any successor in trust, in relation to said real estate shall be conclusive evidence in favor of every person (including the Registrar of Titles of said county) 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 trusts, conditions and limitations contained in this Indenture and in said Trust Agreement or in all amendments thereof, if any, and binding upon all beneficiaries thereunder, (c) that said Trustee, or any successor in trust, 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.

This conveyance is made upon the express understanding and condition that neither Grantee, individually or as Trustee, nor its successor or successors in trust shall incur any personal liability or be subjected to any claim, judgment or decree for anything it or they or its or their agents or attorney may do or omit to do in or about the said real estate or under the provisions of this Deed or said Trust Agreement or any amendment thereto, or for injury to person or property happening in or about said real estate, any and all such liability being hereby expressly waived and released. Any contract, obligation or indebtedness incurred or entered into by the Trustee in connection with said real estate may be entered into by it in the name of the then beneficiaries under said Trust Agreement as their attorney-in-fact, hereby irrevocably appointed for such purposes, or at the election of the Trustee, in its own name, as Trustee of an express trust and not individually (and the Trustee shall have no obligation whatsoever with respect to any such contract, obligation or indebtedness except only so far as this trust property and funds in the actual possession of the Trustee shall be applicable for the payment and discharge thereof). All persons and corporations whomsoever and whatsoever shall be charged with notice of this condition from the date of the filing for record of this Deed.

The interest of each and every beneficiary hereunder and under said Trust Agreement 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 any 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 earnings, avails and proceeds thereof as aforesaid, the intention hereof being to vest in said Grantee the entire legal and equitable title in fee simple, in and to all of the real estate above described.

If the title to any of the above real estate is now or hereafter registered, the Registrar of Title is hereby directed not to register or note in the certificate of title or duplicate thereof, or memorial, the words "in trust," "upon condition," or "with limitations," or words or similar import, in accordance with the statute in such case made and provided.