



Doc#: 0430950077  
Eugene "Gene" Moore Fee: \$28.00  
Cook County Recorder of Deeds  
Date: 11/04/2004 12:57 PM Pg: 1 of 3

**CORPORATE DEED  
ILLINOIS STATUTORY**

EC 277615

THE GRANTOR, RAC Closing Services LLC, a Delaware limited liability company, 660 France Avenue South, Suite 232, Edina, MN 55435, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, and pursuant to authority given by the Board of Directors of said corporation, CONVEY(S) and Warrant(s) to First Midwest Bank, an Ill. Corp., as Trustee and under T/A dated 10/1/2004 as known as <sup>PT # 8113</sup> husband and wife, not as joint tenants or tenants in common but as tenants by the entirety 4025 West 99th, Oak Lawn, Illinois 60453, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

UNIT 101 IN BUILDING 10304 IN RIDGE STATION CONDOMINIUM, AS DELINEATED ON A SURVEY OF CERTAIN LOTS OR PARTS THEREOF IN HILL CREST APARTMENTS SUBDIVISION, BEING A SUBDIVISION LOCATED IN SECTION 18, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED SEPTEMBER 22, 2000 AS DOCUMENT 00740778 IN COOK COUNTY, ILLINOIS, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT, AS SET FORTH IN SAID DECLARATION AS AMENDED FROM TIME TO TIME.

**SUBJECT TO:** General taxes for 1/1/04 - 10/29/04 and subsequent years (b) special assessments confirmed after the contract date; (c) building, building line and use of occupancy restrictions, conditions and covenants of record; (d) zoning laws and ordinances; (e) easements for public utilities; (f) drainage ditches, feeders, laterals and drain tile, pipe and other conduit.

Permanent Real Estate Index Number(s): 24-18-201-026-1025

Address(es) of Real Estate: 10304 South Ridgeland, Unit 101, Chicago Ridge, Illinois 60415

Dated this 25th day of October, 2004

RAC Closing Services LLC, a Delaware limited liability company

By: [Signature] Attest: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

# UNOFFICIAL COPY

STATE OF <sup>Minnesota</sup> ILLINOIS, COUNTY OF Hennepin ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Diana Terrell, 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 25<sup>th</sup> day of October, 2004

Henry H. Zygl (Notary Public)

Prepared By: Dennis M. Fitzsimons  
1415 Midway, Suite B  
Glenview, Illinois 60025


Mail To: Sheldon L. Lebold  
Notary Public  
94<sup>th</sup> Ave  
Orland Hills, IL 60468




Executive Land Title  
7704 N. Milwaukee  
Niles, IL 60714

Name & Address of Taxpayer:

10304 South Ridgeland, Unit 101  
Chicago Ridge, Illinois 60415  
First Midwest Bank  
as Trustee U/T/A  
dtd 10/11/04 k/a T# 8113  
c/o Mayer  
6085 W 99th St.  
Oak Lawn, IL 60453

STATE OF ILLINOIS  
  
NOV.-4.04  
COOK COUNTY

COOK COUNTY  
REAL ESTATE TRANSACTION TAX  
  
NOV.-4.04  
REVENUE STAMP

000002472  
# REAL ESTATE TRANSFER TAX  
0009200  
FP351006

0000002575  
# REAL ESTATE TRANSFER TAX  
0004600  
FP351008

**UNOFFICIAL COPY**

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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 of 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          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/-90/1, 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 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.