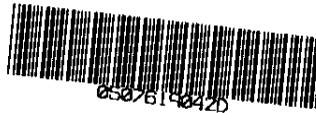


THIS INDENTURE WITNESSETH, that the  
Grantor **CREATIVE INVESTORS,  
INC., an Illinois corporation,**



Doc#: 0507619042  
Eugene "Gene" Moore Fee: \$30.50  
Cook County Recorder of Deeds  
Date: 03/17/2005 08:27 AM Pg: 1 of 4

of the County of **Cook** and State of **IL**  
for and in consideration of **Ten-----** dollars,  
and other good and valuable considerations in  
hand paid, conveys and ~~XXXX~~ unto the  
**FIRST NATIONAL BANK, an Illinois**  
**Corporation, as Trustee under the provisions of a**  
**Trust Agreement** **Quitclaims**

(Reserved for Recorder's Use Only)

dated the **7th** day of **October** ~~22~~ **1976,**  
known as Trust Number **3869** , the following described real estate in the County of **Cook** and State of Illinois, to wit:

See Exhibit A attached hereto and made a part hereof.

**EXEMPTION APPROVED**

*Ethel M. Taylor*  
CITY CLERK

CITY OF CHICAGO HEIGHTS

**MAR 16 2005**

Permanent Tax Number: **Parcel 1: 32-20-323-013-0000**  
**Parcel 2: 32-20-323-005-0000**

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the 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 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 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 futuro, 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 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.

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

Street address of above described property: **Parcel 1: 1644 Buena Vista Circle,  
Chicago Heights, IL 60411**  
**Parcel 2: 1656 Buena Vista Circle,  
Chicago Heights, IL 60411**

*Return to Box 454*

# UNOFFICIAL COPY

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 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 case made and provided.

And the said grantor hereby expressly waive **s** and release **s** any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

In Witness Whereof, the grantor aforesaid has hereunto set **its** hand and seal this **4th** day of **March**, 2005

\_\_\_\_\_  
(Seal) **CREATIVE INVESTORS, INC.** (Seal)

**Attest:** *Thomas W. Polka* (Seal)  
**Thomas W. Polka, Secretary**

**By:** *Thomas W. Polka* (Seal)  
**Thomas W. Polka, President**

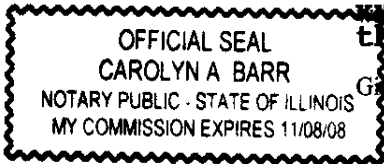
STATE OF ILLINOIS  
COUNTY OF **COOK** SS

I, **the undersigned** a Notary Public, in and for the County, in the State aforesaid, do hereby certify that **Thomas W. Polka, as President and Secretary of Creative Investors, Inc., an Illinois corporation,**

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 **he** signed, sealed and delivered the said instrument as **his** free and voluntary act, for the uses and purposes therein set forth, ~~including the uses and purposes~~

~~set forth in the instrument~~ pursuant to authority given by the Board of Directors of said corporation

Given under my hand and Notarial Seal this **4th** day of **March**, 20 **05**.



*Carolyn A. Barr*  
\_\_\_\_\_  
Notary Public

**After recording, return to:  
RECORDER'S BOX 454.**  
~~Mail this recording to the recorder~~

**FIRST NATIONAL BANK**  
Land Trust Department  
128 West Lincoln Highway  
P.O. Box 818  
Frankfort, IL 60423

Mail future tax bills to:  
**Creative Investors, Inc.**  
4335 Kildare Ct.  
Matteson, IL 60443

**Exempt under provisions of Paragraph (e) of Section 200/31-45 of the Illinois Compiled Statutes.**

**Date: March 4, 2005**

This instrument prepared by:  
**Joseph R. Perozzi**  
165 West Tenth Street  
Chicago Heights, IL 60411

*Thomas W. Polka*  
**Thomas W. Polka**  
**FN**

**First National Bank**

Land Trust Department

128 WEST LINCOLN HIGHWAY, P.O. BOX 818, FRANKFORT, ILLINOIS 60423  
(815) 464-6767 FAX (815) 464-1218

# UNOFFICIAL COPY

## EXHIBIT A

### Parcel 1:

Those parts of Lots 2 and 3 in Block 1 in Buena Vista Addition, being a subdivision of portions of the East  $\frac{1}{2}$  of the South West  $\frac{1}{4}$  of Section 20, Township 35 North, Range 14 East of the Third Principal Meridian, which lies East of a straight line drawn from a point in the North line of said Lot 2 which is 1.67 feet Easterly of the Northwestern corner of said Lot 2 to a point in the Southerly line of said Lot 3 which is 17.05 feet Westerly of (by chord measurement) the Southeasterly corner of said Lot 3 in Cook County, Illinois.

Street Address of Property: 1644 Buena Vista Circle, Chicago Heights, IL 60411  
PIN: 32-20-323-013-0000

### Parcel 2:

Lot 6 in Block 1 in Buena Vista Addition in the East  $\frac{1}{2}$  of the Southwest  $\frac{1}{4}$  of Section 20, Township 35 North, Range 14, East of the Third Principal Meridian, according to the Plat thereof recorded as Document 4955576, in Cook County, Illinois.

Street Address of Property: 1656 Buena Vista Circle, Chicago Heights, IL 60411  
PIN: 32-20-323-005-0000

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

## STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantor shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated: March 4, 20 05 Signature: *Thomas W. Polka*  
Grantor or Agent

**Thomas W. Polka, President and Secretary of Creative Investors, Inc.**

SUBSCRIBED and SWORN to before me by the said Thomas W. Polka, as President and Secretary this 4th day of March 20 05.

*Carolyn A. Barr*  
Notary Public



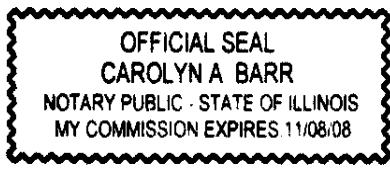
The grantee or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated: March 4, 20 05 Signature: *Thomas W. Polka*  
Grantee or Agent

**Thomas W. Polka**

SUBSCRIBED and SWORN to before me by the said Thomas W. Polka this 4th day of March, 20 05.

*Carolyn A. Barr*  
Notary Public



NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and a Class A misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in Cook county, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)