

# UNOFFICIAL COPY

## WARRANTY DEED IN TRUST

THIS INDENTURE WITNESSETH, THAT the Grantor **Terry Regan** of the County of **Cook** and State of Illinois For and in consideration of TEN AND 00/100 DOLLARS (\$10.00) and other good and valuable considerations in hand paid, CONVEY and WARRANT unto the Family BANK AND TRUST COMPANY, an Illinois Banking corporation, whose address is 10360 S. Roberts Road, Palos Hills, Illinois 60465, as Trustee under the provisions of a trust



Doc#: 0507708108  
Eugene "Gene" Moore Fee: \$28.00  
Cook County Recorder of Deeds  
Date: 03/18/2005 02:41 PM Pg: 1 of 3

BOX FOR RECORDER'S USE ONLY

agreement dated the 7<sup>th</sup> day of September, 2004, known as Trust Number 9-811, the following described real estate in the County of Cook, and State of Illinois, to wit:

**LOT 1 IN BLOCK 91 IN ROBERT BARTLETT'S HOMESTEAD DEVELOPMENT NO. 10, BEING A SUBDIVISION OF THAT PART LYING EAST OF EAST LINE OF SOUTH 76<sup>TH</sup> AVENUE OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 25, TOWNSHIP 37 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

PERMANENT TAX NUMBER: 23-25-411-001-0000

PROPERTY ADDRESS: 12403 Harold, Palos Heights, Illinois 60463

under provision of Paragraph E. Section 4, Real Estate Transfer Tax Act.

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.

3/18/05

DATE

BUYER/SELLER, OR REPRESENTATIVE

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 there 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 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, estates, rights, powers, authorities, duties and obligations of its, his or their predecessor in trust.

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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 as interest in the earnings avails and proceeds thereof as aforesaid.

And the said grantor \_\_\_\_\_ hereby expressly waives and releases 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 he hand \_\_\_\_\_ and seal \_\_\_\_\_ this 28<sup>th</sup> day of January, 2005.

X Terry Regan  
\_\_\_\_\_  
{SEAL} Terry Regan

X \_\_\_\_\_

{SEAL}

**THIS INSTRUMENT WAS PREPARED BY: & Grantee**  
Family Bank and Trust Company, Julie Siensa  
10360 South Robert Road  
Palos Hills, Illinois 60465

**Mail Tax Bills To:**  
Family Bank and Trust Co Trust #9-811  
10360 South Roberts Road  
Palos Hills, Illinois 60465

State of Illinois

County of Cook

I, the undersigned, a Notary Public in and for said County and State aforesaid, do hereby certify that Terry Regan personally known to me to be the same person \_\_\_\_\_ whose name \_\_\_\_\_ subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as a 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 notarial seal this 28<sup>th</sup> day of January, 2005.

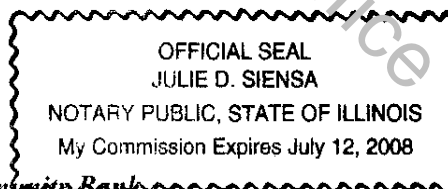
Julie Siensa  
\_\_\_\_\_  
NOTARY PUBLIC

**PROPERTY ADDRESS:**

12403 Harold  
Palos Heights, Illinois 60463

**AFTER RECORDING, PLEASE MAIL TO:**

Family Bank & Trust Company  
10360 South Roberts Road  
Palos Hills, Illinois 60465



*Your Dedicated Community Bank*

## FAMILY BANK AND TRUST COMPANY

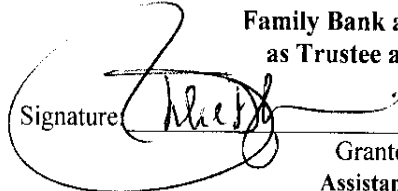
10360 S. Roberts Rd. • Palos Hills, IL 60465 • 708/430-5000 • Member FDIC

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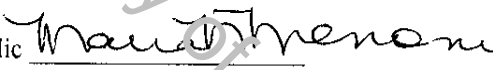
## STATEMENT BY GRANTOR AND GRANTEE

The grantor 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 7, 2005

Signature:   
Family Bank and Trust Company  
as Trustee and not personally.  
Grantor or Agent  
Assistant Trust Officer

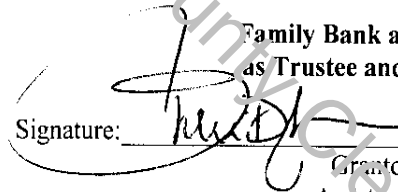
Subscribed and sworn to before me  
by the said **Julie D. Siensa**  
this 7th day of **March, 2005**.

Notary Public 

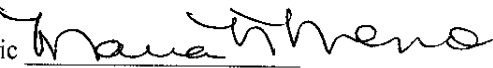


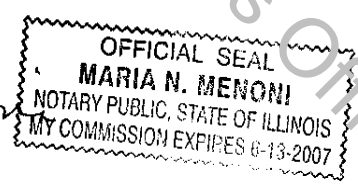
The grantee or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate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

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as Trustee and not personally.  
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Assistant Trust Officer

Subscribed and sworn to before me  
by the said **Julie D. Siensa**  
this 7th day of **March, 2005**

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 of 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.)