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Doc#: 0514435151
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 05/24/2005 08:01 AM Pg: 1 of 3

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EUGENE VIVO and EMILY
58 S. Roberts Road,

pk, State of Illinois, for and
TEN AND NO/100 DOLLARS,

and other good and valuable considerations in
hand paid, Convey and (WARRANT_ /
QUIT CLAIM _____)* unto

FAMILY BANK AND TRUST COMPANY
10360 S. Roberts Road, Palos Hills, IL

(Name and Address of Grantee)

as Trustee under the provisions of a trust agreement dated the 3rd day of October, 2003, and known as Trust Number 3748 (hereinafter referred to as "said trustee," regardless of the number of trustees,) and unto all and every successor or successors in trust under said trust agreement, the following described real estate in the County of Cook and State of Illinois, to wit:

PARCEL 1:

THE NORTH 1/2 OF THE SOUTH 1/8 OF THE EAST 1/2 OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 11, TOWNSHIP 37 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THEREOF THE EAST 50 FEET, AS MEASURED AT RIGHT ANGLE TO THE CENTER LINE OF ROBERTS ROAD) IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE SOUTH 1/14 OF THE NORTH 7/8 OF THE EAST 1/2 OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 11, TOWNSHIP 37 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN COOK COUNTY, ILLINOIS (EXCEPT THEREFROM THE EAST 50 FEET THEREOF AS MEASURED AT RIGHT ANGLE TO THE CENTER LINE OF ROBERTS ROAD), ALL IN COOK COUNTY, ILLINOIS.

PINS: 23-11-401-039-0000 and 23-11-401-040-0000

Address(es) of Real Estate: 10040-50 South Roberts Road
Palos Hills, Illinois 60465

SUBJECT TO: General Real Estate Taxes for the year 2004 and subsequent years; and covenants, conditions and restrictions of record; building lines and building laws and ordinances, use or occupancy restrictions; zoning laws and ordinances which conform to the present usage of the premises; public and utility easements which serve the premises; public roads and highways, if any; party wall rights and agreements, if any.

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 are hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof: to dedicate parks, street, highways or alleys; 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 in 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

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part thereof in all other ways and for such other considerations as it would be lawful for any person to deal with the same, whether similar to or different from the ways above specified, at any time hereafter.

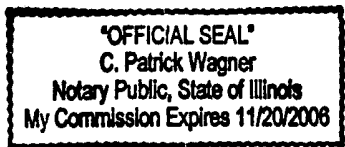
In no case shall any party dealing with said trustee in relation to said premises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leases or mortgaged by said trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced 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 expedience 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.

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

IN WITNESS WHEREOF, the grantors aforesaid have hereunto set their hands and seals this 14th day of April, 2005.

Eugene Vivo [SEAL] Emily Vivo [SEAL]
EUGENE VIVO EMILY VIVO *acting in fact*



State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that EUGENE VIVO and EMILY VIVO, his wife, personally known to me to be the same persons whose names 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.

IMPRESS SEAL HERE

Given under my hand and official seal, this 14th day of April, 2005.

Commission Expires: 11/20/06

C. Patrick Wagner
NOTARY PUBLIC

This instrument was prepared by: C. PATRICK WAGNER, 8855 South Ridgeland Avenue, Oak Lawn, Illinois 60453-1067
*USE WARRANT OR QUIT CLAIM AS PARTIES DESIRE

SEND SUBSEQUENT TAX BILLS TO:

MAIL TO: Family Bank And Trust
TRUST NO. 8748
10360 South Roberts Road
Palos Hills Ill. 60465

Family Bank + trust NO. 8748
10360 South Roberts Road
Palos Hills, IL 60465

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Property of Cook County Clerk's Office

STATE OF ILLINOIS
STATE TAX
MAY. 18. 05
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

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|--------------------------|
| REAL ESTATE TRANSFER TAX |
| 00565.00 |
| FP 103032 |

000001109

COOK COUNTY
COUNTY TAX
REAL ESTATE TRANSACTION TAX
MAY. 18. 05
REVENUE STAMP

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|--------------------------|
| REAL ESTATE TRANSFER TAX |
| 00282.50 |
| FP 103034 |

000004181