

WARRANTY DEED
IN TRUST

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Doc#: 0521619037
Eugene "Gene" Moore Fee: \$30.00
Cook County Recorder of Deeds
Date: 08/04/2005 10:22 AM Pg: 1 of 4

THIS INDENTURE WITNESSETH, That the
Grantor

MICHAEL G. FREEMAN,
A MARRIED PERSON,
MARRIED TO DEBBIE L.
FREEMAN

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 **FIRST SAVINGS BANK OF
HEGEWISCH**, a corporation of Illinois,
whose address is 13220 Baltimore
Avenue, Chicago, IL 60633, as

Trustee under the provisions of a trust agreement dated the 25TH day of JULY, 2005,
known as Trust Number 205120, the following described real estate in the County of COOK
and State of Illinois, to-wit:

Reserved for Recorder's Office

SEE ATTACHED EXHIBIT "A" LEGAL DESCRIPTION

Permanent Tax Number: 15-27-100-064-0000

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 99 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

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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 grantor _____ hereby expressly waive s and release 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 his hand _____ and seal _____ this 25TH day of JULY 2005.

Michael G. Freeman (Seal)

MICHAEL G. FREEMAN, A MARRIED PERSON, MARRIED TO DEBBIE L. FREEMAN

(Seal)

(Seal)

(Seal)

THIS INSTRUMENT WAS PREPARED BY:

ARMAND E. CAPANNA, ESQ.
13220 SOUTH BALTIMORE AVENUE
CHICAGO, ILLINOIS 60633

State of ILLINOIS }
County of COOK } ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, do hereby certify that MICHAEL G. FREEMAN

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 release and waiver of the right of homestead.

Given under my hand and notarial seal this 25TH day of JULY 2005

Carole Hackett

NOTARY PUBLIC

PROPERTY ADDRESS:

3118-3120 SUNNYDALE AVENUE, BROADVIEW, IL. 60155

AFTER RECORDING, PLEASE MAIL TO:

FIRST SAVINGS BANK OF HEGEWISCH
13220 BALTIMORE AVENUE
CHICAGO, IL 60633



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EXHIBIT "A" LEGAL DESCRIPTION

LOT 23 IN BROADVIEW ACADEMY SUBDIVISION OF PART OF THE NORTH $\frac{1}{2}$ OF THE NORTHWEST $\frac{1}{4}$ OF SECTION 27, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES MAY 8, 1958 AS DOCUMENT NUMBER 1794829, IN COOK COUNTY, ILLINOIS.

P.I.N. 15-27-100-064-0000

ADDRESS: 3118-3120 SUNNYDALE AVENUE
BROADVIEW, ILLINOIS 60155

Property of Cook County Clerk's Office

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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 JULY 25, 2005

Signature Michael G. Freeman

SUBSCRIBED AND SWORN TO BEFORE ME BY THE SAID MICHAEL G. FREEMAN THIS 25 DAY OF JULY 2005

~~XXXXXX~~
Grantor
MICHAEL G. FREEMAN

OFFICIAL SEAL
CAROLE HACKETT
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 2/27/2007

NOTARY PUBLIC

Carole Hackett

The grantee or his agent affirms and verifies that 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 and hold title to real estate under the laws of the State of Illinois.

Date JULY 25, 2005

Signature Armand E. Capanna

SUBSCRIBED AND SWORN TO BEFORE ME BY THE SAID ARMAND E. CAPANNA THIS 25th DAY OF July, 2005

~~XXXXXX~~
Grantee or Agent
ARMAND E. CAPANNA

OFFICIAL SEAL
CAROLE HACKETT
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 2/27/2007

NOTARY PUBLIC

Carole Hackett

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.]