

UNOFFICIAL COPY

WARRANTY DEED IN TRUST

THIS INDENTURE WITNESSETH, THAT the Grantor **John Rodriguez** 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#: 0525508101 Fee: \$32.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 09/12/2005 11:14 AM Pg: 1 of 5

BOX FOR RECORDER'S USE ONLY

agreement dated the 6th day of September, 2005, known as Trust Number 10-868, the following described real estate in the County of Cook, and State of Illinois, to wit:

See Attached

PERMANENT TAX NUMBER: 28-07-200-089-0000

PROPERTY ADDRESS: 14634 Club Circle Dr. Oak Forest, IL 60452

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 *future*, 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 thereof in 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.

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

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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 his hand and seal this 6th day of September, 2005.

X John Rodriguez
{SEAL} John Rodriguez

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 #10-868
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 John Rodriguez 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.

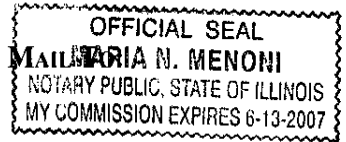
Given under my hand and notarial seal this 6th day of September, 2005.

Maria N. Menoni

NOTARY PUBLIC

AFTER RECORDING, PLEASE MAIL

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



PROPERTY ADDRESS:

14634 Club Circle Dr
Oak Forest, IL 60452

Exempt under Real Estate Transfer Tax Act Sec 4

Par. 4 & Cook County Ord. 95104 Par. 4

Date 9-12-05

Sign. Karen H. [Signature]

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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CHICAGO TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE SCHEDULE A (CONTINUED)

Rodriguez Residential Condo @

ORDER NO.: 1410 008282519 EP

14634 S. Clark Circle Drive Oak Forest IL 60452

5. THE LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS FOLLOWS:

PARCEL 1:

THAT PART OF THE NORTH 55.50 FEET OF LOT 1 IN THE FINAL PLAT OF THE OAK FOREST CLUB, BEING A SUBDIVISION OF THE WEST 300 FEET OF THE EAST 660 FEET OF THE SOUTH 900 FEET OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:: COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 0 DEGREES 00 MINUTES 00 SECONDS WEST, ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 26.42 FEET, TO THE POINT OF BEGINNING; THENCE SOUTH 0 DEGREES 00 MINUTES 00 SECONDS WEST, ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 29.08 FEET, TO THE SOUTH LINE OF THE NORTH 55.50 FEET OF SAID LOT 1; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST ALONG SAID SOUTH LINE, A DISTANCE OF 74.17 FEET, TO THE WEST LINE OF SAID LOT 1; THENCE NORTH 0 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 25.75 FEET; NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 43.83 FEET; THENCE NORTH 0 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 3.67 FEET; THENCE N 90 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 14.50 FEET; THENCE SOUTH 0 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 0.33 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 15.83 FEET, TO THE POINT OF BEGINNING; EXCEPT THEREFROM THAT PART THEREOF, AT OR ABOVE AN ELEVATION OF 677.82 FEET AND AT OR BELOW AN ELEVATION OF 686.82 FEET, DESCRIBED AS FOLLOWS:: COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 0 DEGREES 00 MINUTES 00 SECONDS WEST, ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 26.42 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 15.83 FEET; THENCE NORTH 0 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 0.33 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 14.50 FEET; THENCE SOUTH 0 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 3.67 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 3.75 FEET, TO THE POINT OF BEGINNING OF SAID EXCEPTION; THENCE SOUTH 0 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 25.75 FEET, TO THE SOUTH LINE OF THE NORTH 55.50 FEET OF SAID LOT 1; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 26.92 FEET; THENCE NORTH 0 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 25.75 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 26.92 FEET, TO THE POINT OF BEGINNING OF SAID EXCEPTION; TOGETHER WITH THAT PART OF THE NORTH 55.50 FEET OF SAID LOT 1, ABOVE AN ELEVATION OF 686.82 FEET, DESCRIBED AS FOLLOWS:: COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 0 DEGREES 00 MINUTES 00 SECONDS WEST, ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 26.42 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 15.83 FEET; THENCE NORTH 0 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 0.33 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 14.50 FEET, TO THE POINT OF BEGINNING; THENCE SOUTH 0 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 3.67 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 33.83 FEET; THENCE NORTH 0 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 3.75 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 33.83 FEET; THENCE SOUTH 0 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 0.08 FEET, TO THE POINT OF BEGINNING; ALL IN COOK COUNTY, ILLINOIS.

CONTINUED ON NEXT PAGE

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CHICAGO TITLE INSURANCE COMPANY
COMMITMENT FOR TITLE INSURANCE
SCHEDULE A (CONTINUED)

ORDER NO.: 1410 008282519 EP

PARCEL 2:

EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 OVER LOT 12, AS SHOWN ON THE FINAL PLAT OF THE OAK FOREST CLUB RECORDED JUNE 14, 1993 AS DOCUMENT 93447273 AND AS SET FORTH IN THE OAK FOREST CLUB DECLARATION RECORDED NOVEMBER 15, 1993 AS DOCUMENT 93928138, AND AS CREATED BY DEED FROM FIRST MIDWEST TRUST COMPANY, NATIONAL ASSOCIATION, SUCCESSOR TO FIRST MIDWEST BANK/ILLINOIS, NATIONAL ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED APRIL 1, 1993 AND KNOWN AS TRUST NUMBER 5783 TO JOHN L. LIBRETTI, III RECORDED SEPTEMBER 7, 1994 AS DOCUMENT 94784170 FOR INGRESS AND EGRESS, IN COOK COUNTY, ILLINOIS

PERM TAX#	PCL	YEAR	1ST INST	STAT
28-07-200-089-0000	1 CF 1	2004	\$1,991.29	PAID

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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.

**Family Bank and Trust Company
as Trustee and not personally.**

Dated September 6, 2005

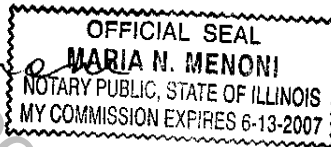
Signature: _____

Grantor or Agent

Chairman of the Board/CEO & Trust Officer

Subscribed and sworn to before me
by the said **Marvin A. Siensa**
this 6th day of September, 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.

**Family Bank and Trust Company
as Trustee and not personally.**

Dated September 6, 2005

Signature: _____

Grantor or Agent

Chairman of the Board/CLO & Trust Officer

Subscribed and sworn to before me
by the said **Marvin A. Siensa**
this 6th day of September, 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.)

Recorder form No. 2551