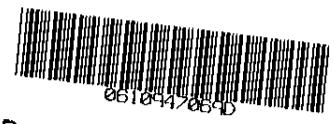


WARRANTY DEED IN TRUST

UNOFFICIAL COPY

THIS INDENTURE WITNESSETH, that the Grantor PATRICIA A. MC GRATH, a widow



Doc#: 0610947069 Fee: \$28.00 Eugene "Gene" Moore RHSP Fee: \$10.00 Cook County Recorder of Deeds Date: 04/19/2006 09:01 AM Pg: 1 of 3

of the County of Cook and State of Illinois for and in consideration of \$10.00 dollars, and other good and valuable considerations in hand paid, conveys and warrants unto the FIRST NATIONAL BANK, an Illinois Corporation, as Trustee under the provisions of a Trust Agreement dated the 22nd day of March, 2006, known as Trust Number 8748, the following described real estate in the County of Cook and State of Illinois, to wit:

(Reserved for Recorder's Use Only)

Unit K-3A-1 and K-3A-2 together with its undivided percentage interest in the common elements in Hamilton Hills Condominium II as delineated and defined in the declaration recorded as Document Number 97726952, as amended from time to time, in the South 1/2 of the Southeast 1/4 of Section 31, Township 36 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.

Exempt under provisions of paragraph F Section 4 Real Estate Transfer Tax

Dated March 27, 2006

Seller, Buyer, or Representative

Permanent Tax Number: 28-31-401-086-1021

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 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: 18100 Rita Road, Unit 3A Tinley Park, IL 60477

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 her hand and seal this 22nd day of March, 2006

(Seal)

PATRICIA A. MC GRATH (Seal)

(Seal)

(Seal)

STATE OF ILLINOIS

SS

COUNTY OF WILL

I, CHERYL L. TIERNEY a Notary Public, in and for the County, in the State aforesaid, do hereby certify that PATRICIA A. MC GRATH, a widow

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 she signed, sealed and delivered the said instrument as her 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 22nd day of March, 2006

Cheryl L. Tierney Notary Public

Mail this recorded instrument to:

JOSEPH R. PIGATO, LTD. Attorney at Law 20200 Ashland Avenue Chicago Heights, IL 60411

Mail future tax bills to:

PATRICIA A. MC GRATH 18100 Rita Road, Unit 3A Tinley Park, IL 60477

This instrument prepared by:

JOSEPH R. PIGATO 20200 Ashland Avenue Chicago Heights, IL 60411



First National Bank

Land Trust Department

128 WEST LINCOLN HIGHWAY, P.O. BOX 818, FRANKFORT, ILLINOIS 60423

(815) 464-6767 FAX (815) 464-1218

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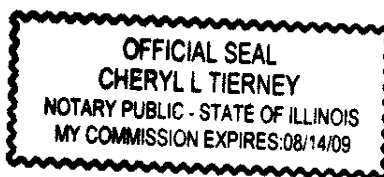
STATEMENT BY GRANTOR AND GRANTEE

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 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 22, 2006

Signature: *Sharon M. Hoderlein*
Grantor or Agent

SUBSCRIBED AND SWORN TO
BEFORE ME THIS 22nd DAY
OF March, A.D., 2006



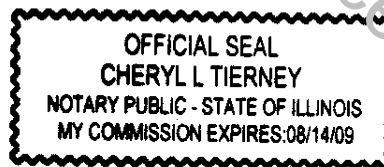
Cheryl L. Tierney
Notary Public

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 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 22, 2006

Signature: *Patricia Mc Gart*
Grantee or Agent

SUBSCRIBED AND SWORN TO
BEFORE ME THIS 22nd DAY
OF March, A.D., 2006



Cheryl L. Tierney
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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)