

436798811

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**WARRANTY DEED IN TRUST**



Doc#: 0612353053 Fee: \$30.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 05/03/2006 09:27 AM Pg: 1 of 4

*THIS INDENTURE WITNESSETH,*  
that the Grantors, John J. Cummings  
and Susan M. Cummings, his wife

of the County of Cook and  
the State of Illinois for and in  
consideration of Ten and no/100  
Dollars, and other good and valuable  
considerations in hand paid, Convey

and warrant unto FIRST MIDWEST BANK, of 2801 W. Jefferson Street, Joliet, Illinois 60435, its  
successor or successors as Trustee under the provisions of a trust agreement dated the 31st  
day of July, 1992 known as Trust Number 92-4579, the following described real  
estate in the County of Cook and State of Illinois, to-wit:

Legal Description Attached

GIT

*TO HAVE AND TO HOLD* the said premises with the appurtenances, upon the trusts and for  
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 directly to a trust grantee or to a successor  
or successors in trust and to grant to such trust grantee or 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 or 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 or 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

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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.

The Grantor s hereby expressly warrant    to the Grantee (and all successors in interest), that the hereinabove-described real estate is not subject to the reporting requirements of "The Responsible Property Transfer Act of 1988" (765 ILCS 90/1-90/7, as amended), and that no toxic waste, noxious, radioactive or hazardous material is stored on, or otherwise exists, upon said premises.

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

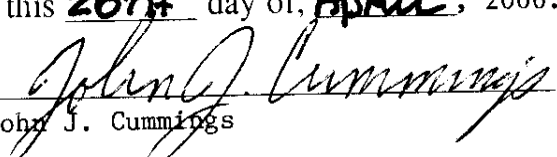
The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary 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.

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 cases made and provided.

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

In Witness Whereof, the grantor s aforesaid have    hereunto set   their   hands and seal s this 26th day of, April, 2006.

(Seal)

  
John J. Cummings

  
Susan M. Cummings

(Seal)

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State of IL

Ss.

County of Cook

I, the undersigned Notary Public in and for said County, in the State aforesaid, do hereby certify that John J. Cummings and Susan M. Cummings

personally known to me to be the same person s whose name s 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.

GIVEN under my hand and seal this 26<sup>th</sup> day of April A.D. 2006.



[Signature]  
Notary Public.

**THIS INSTRUMENT WAS PREPARED BY**

John R. Wideikis  
6446 West 127th Street  
Palos Heights, IL. 60463

**PROPERTY ADDRESS**

1820 South Eagle Drive, Unit 1-S  
Tinley Park, IL. 60477

**AFTER RECORDING  
MAIL THIS INSTRUMENT TO**

FIRST MIDWEST BANK  
TRUST DIVISION  
2801 W. Jefferson Street  
Joliet, Illinois 60435

**PERMANENT INDEX NUMBER**


28-31-416-007-1031 & 23-31-416-007-1049

**MAIL TAX BILL TO**

James J. McGee  
18220 South Eagle Drive, Unit 1-S  
Tinley Park, IL. 60477

STATE TAX

**STATE OF ILLINOIS**



APR. 28. 06


REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 0000034572

<b>REAL ESTATE TRANSFER TAX</b>
0015900
FP 103014

COUNTY TAX

**COOK COUNTY**  
REAL ESTATE TRANSACTION TAX



APR. 28. 06

REVENUE STAMP

# 0000034300

<b>REAL ESTATE TRANSFER TAX</b>
0007950
FP 103017

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ORDER NO.: 1301 - 004367938  
ESCROW NO.: 1301 - 004367938

1

**STREET ADDRESS:** 18220 SOUTH EAGLE DRIVE UNIT 1S  
**CITY:** TINLEY PARK      **ZIP CODE:** 60477      **COUNTY:** COOK  
**TAX NUMBER:** 28-31-416-007-1031

**STREET ADDRESS:** 18220 SOUTH EAGLE DRIVE, UNIT#1S  
**CITY:** TINLEY PARK      **ZIP CODE:** 60477      **COUNTY:** COOK  
**TAX NUMBER:** 28-31-416-007-1049

## LEGAL DESCRIPTION:

PARCEL 1: UNIT 18220-1 S TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN EAGLE'S NEST CONDOMINIUMS OF TINLEY PARK AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 93859224, AS AMENDED, IN THE SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: UNIT G-25 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN EAGLE'S NEST CONDOMINIUMS OF TINLEY PARK AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 93859224, AS AMENDED, IN THE SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.