

FATIC# 158 3531

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TRUSTEE'S DEED IN TRUST



Doc#: 0706505342 Fee: \$30.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 03/06/2007 03:59 PM Pg: 1 of 4

THIS INSTRUMENT, dated February 20, 2007 between CHICAGO TITLE LAND TRUST COMPANY, an Illinois corporation, duly authorized to accept and execute trusts within the State of Illinois, not personally but as Successor Trustee under the provisions of a deed or deeds in trust duly recorded and delivered to said corporation in pursuance of a certain Trust Agreement dated February 2, 1999, and known as Trust Number 125209-0-4, party of the first part, and First Midwest Bank, as Trustee under the provisions of a certain Trust Agreement dated February 1, 2007 and known as

(Reserved for Recorders Use Only)

Trust Number 7363, WHOSE ADDRESS IS: 14754 Kedzie Avenue, Midlothian, Illinois 60445, party of the second part. WITNESSETH, that said party of the first part, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, does hereby convey and QUIT-CLAIM unto said party of the second part, the following described real estate, situated in Cook County, Illinois, to-wit:

SEE EXHIBIT 'A' ATTACHED HERETO FOR LEGAL DESCRIPTION

Commonly Known As: 701 FELDNER COURT, PALOS HEIGHTS, ILLINOIS 60463

Property Index Number: 24-31-201-087-0000

together with the tenements and appurtenances thereunto belonging.

TO HAVE AND TO HOLD, the said real estate with the appurtenances, upon the trusts, and for the uses and purposes herein and in said Trust Agreement set forth.

THE TERMS AND CONDITIONS APPEARING ON THE REVERSE PAGE OF THIS INSTRUMENT ARE MADE A PART HEREOF.

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 exemption or homesteads from sale on execution or otherwise.

This deed is executed by the party of the first part, as Trustee, as aforesaid, pursuant to direction and in the exercise of the power and authority granted to and vested in it by the terms of said Deed or Deeds in Trust and the provisions of said Trust Agreement above mentioned, including the authority to convey directly to the grantee Trustee named herein, and of every other power and authority thereunto enabling. This deed is made subject to the liens of all trust deeds and/or mortgages upon said real estate, if any, recorded or registered in said county.

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by one of its officers, the day and year first above written.

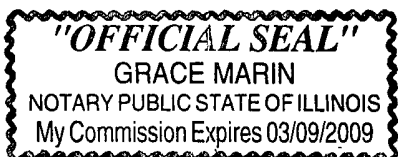


CHICAGO TITLE LAND TRUST COMPANY, as aforesaid, and not personally
By Glenn J. Richter
Glenn J. Richter, Trust Officer

Prepared By: Chicago Title Land Trust Company, 181 W. Madison St., Chicago, IL 60602

STATE OF ILLINOIS) I, the undersigned, a Notary Public in and for said County and State, do hereby certify Glenn J.
COUNTY OF COOK) Richter, an officer of Chicago Title Land Trust Company 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 said officer
of said corporation signed and delivered this instrument as a free and voluntary act, for the uses and purposes therein set forth.
GIVEN under my hand and seal, dated the 20TH day of February, 2007.

Grace Marin
NOTARY PUBLIC




4pg
C.F.

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Property of


STATE OF ILLINOIS
 MAR.-5.07



STATE TAX
 REAL ESTATE TRANSFER TAX
 DEPARTMENT OF REVENUE

000039450 #
 REAL ESTATE TRANSFER TAX
 0024800
 FP 103027

COOK COUNTY
 REAL ESTATE TRANSACTION TAX
 MAR.-5.07



COUNTY TAX
 REAL ESTATE TRANSFER TAX
 DEPARTMENT OF REVENUE

000039450 #
 REAL ESTATE TRANSFER TAX
 0012400
 FP 103028

REVENUE STAMP

UNOFFICIAL COPY

Full power and authority is hereby granted to said Trustee to improve, manage, protect and subdivide said real estate or any part thereof, to dedicate parks, streets, highways or alleys, to vacate any subdivision or part thereof, and to resubdivide said real estate 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 real estate 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 real estate, or any part thereof, to lease said real estate, 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 real estate, 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 real estate or any part thereof, and to deal with said real estate 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, or any successor in trust, in relation to said real estate, or to whom said real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said Trustee, or any successor in trust, be obliged to see to the application of any purchase money, rent or money borrowed or advanced on said real estate, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the authority, 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, or any successor in trust, in relation to said real estate shall be conclusive evidence in favor of every person (*including the Registrar of Titles of said county*) 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 all amendments thereof, if any, and binding upon all beneficiaries thereunder, (c) that said Trustee, or any successor in trust, 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.

This conveyance is made upon the express understanding and condition that neither Grantee, individually or as Trustee, nor its successor or successors in trust shall incur any personal liability or be subjected to any claim, judgment or decree for anything it or they or its or their agents or attorneys may do or omit to do in or about the said real estate or under the provisions of this Deed or said Trust Agreement or any amendment thereto, or for injury to person or property happening in or about said real estate, any and all such liability being hereby expressly waived and released. Any contract, obligation or indebtedness incurred or entered into by the Trustee in connection with said real estate may be entered into by it in the name of the then beneficiaries under said Trust Agreement as their attorney-in-fact, hereby irrevocably appointed for such purposes, or at the election of the Trustee, in its own name, as Trustee of an express trust and not individually (*and the Trustee shall have no obligation whatsoever with respect to any such contract, obligation or indebtedness except only so far as the trust property and funds in the actual possession of the Trustee shall be applicable for the payment and discharge thereof*). All persons and corporations whomsoever and whatsoever shall be charged with notice of this condition from the date of the filing for record of this Deed.

The interest of each and every beneficiary hereunder and under said Trust Agreement 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 any 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, the intention hereof being to vest in said Grantee the entire legal and equitable title in fee simple, in and to all of the real estate above described.

If the title to any of the above real estate 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.

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EXHIBIT "A"

PARCEL 1:

THAT PART OF LOT 7 IN THE VILLAS OF PALOS HEIGHTS, PLANNED UNIT DEVELOPMENT, BEING A SUBDIVISION OF THE NORTH 671.53 FEET (EXCEPT THE EAST 900 FEET THEREOF AND EXCEPT THE WEST 165 FEET OF THE NORTH 283 FEET THEREOF AND EXCEPT THAT PART TAKEN FOR HIGHWAY) OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 7; THENCE DUE WEST, ALONG THE SOUTH LINE OF SAID LOT 7, 34.38 FEET; THENCE NORTH 0 DEGREES 06 MINUTES 19 SECONDS EAST 114.39 FEET; THENCE SOUTH 89 DEGREES 53 MINUTES 41 SECONDS EAST 72.66 FEET TO A POINT OF BEGINNING, SAID POINT LYING ON THE NORTHERLY EXTENSION OF THE CENTER LINE OF A PARTY WALL; THENCE SOUTH 0 DEGREES 08 MINUTES 27 SECONDS WEST, ALONG SAID EXTENSION AND CENTER LINE, 45.30 FEET TO AN INTERSECTION WITH THE CENTER LINE OF A PARTY WALL; THENCE SOUTH 89 DEGREES 53 MINUTES 41 SECONDS EAST, ALONG SAID CENTER LINE AND THE EASTERLY EXTENSION THEREOF, 62.95 FEET; THENCE NORTH 0 DEGREES 06 MINUTES 19 SECONDS EAST 45.30 FEET; THENCE NORTH 89 DEGREES 53 MINUTES 41 SECONDS WEST 62.92 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS

PARCEL 2:

EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY THE THE DECLARATION OF PARTY WALL RIGHTS, COVENANTS, CONDITIONS AND RESTRICTIONS AND EASEMENTS FOR THE VILLAS OF PALOS HEIGHTS RECORDED JULY 1, 1994 AS DOCUMENT 94578976 AND FIRST SUPPLEMENTARY DECLARATION RECORDED NOVEMBER 7, 1994 AS DOCUMENT 94949073 AND BY DEED FROM CHICAGO TITLE AND TRUST COMPANY, AS TRUSTEE UNDER TRUST NUMBER 1098688 TO DORIS A. MEANY RECORDED MARCH 7, 1995 AS DOCUMENT 95153128, FOR INGRESS AND EGRESS, IN COOK COUNTY, ILLINOIS

Commonly known as: 701 Feldner Court, Palos Heights,
Illinois 60463

Property Index Number: 24-31-201-087-0000

MAIL TO:
ROBIN P. DESK
15150 S. CIGARS
DAK FOREST, ILL. 60452

TAX Bills to:
First Midwest Bank Tr No. 7363
701 Feldner Ct
Palos Heights IL 60463