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WARRANTY DEED IN TRUST

Doc#: 0721254004 Fee: \$30.50 Eugene "Gene" Moore RHSP Fee: \$10.00 Cook County Recorder of Deeds Date: 07/31/2007 09:43 AM Pg: 1 of 4

This document prepared by: Viola Mims P.O. Box 6758 Broadview, Il. 60153 Send tax bills to: Viola Mims P.O. Box 6758 Broadview, Il. 60153

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor, Viola Mims P.O. Box 6758 Broadview, Il. 60153

of the County of Cook and State of Illinois, for and in consideration of the sum of ---Ten Dollars and NO/100----- Dollars (\$ 10.00), in hand paid, and of other good and valuable consideration, receipt of which is hereby duly acknowledged, Convey and Warrant Unit FIRST SUBURBAN NATIONAL BANK duly organized and existing as a national banking association under the laws of the United States of America, and duly authorized to accept and execute trusts within the State of Illinois, as Trustee under the provisions of a certain Trust Agreement, dated the 20th day of February 19 98, and known as Trust Number 9807-01, the following described real estate in the County of Cook and State of Illinois, to wit:

Unit Numbers A1,A-3,A-7,B-3,B-6,B-8 C-7 in the 212 South Fifth Avenue Maywood Illinois Condominium as delineated on a survey of the following described parcel of real estate: Lots 13,14 and 15 in Block 66 in Maywood, being a subdivision of part of Sections 2,11 and 14, in Township 39 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois, which survey is attached to the declaration of condominium registered on December 21, 1971 as Document Number 2599908, and as amended from time to time, together with its undivided percentage interest in the common elements, in Cook County, Illinois.

SUBJECT TO

EXEMPT UNDER THE PROVISIONS OF PARAGRAPH (C), SECTION () OF THE VILLAGE OF MAYWOOD REAL ESTATE TRANSFER TAX ORDINANCE.

Handwritten signature and date 7/27/07 over AUTHORIZED SIGNATURE and DATE labels.

This document was prepared by: Viola Mims, P.O. Box 6758, Broadview, Il. 60153

Real Estate Tax # 15-11-303-011-1001, 15-11-303-011-1003, 15-11-303-011-1007, 15-11-303-011-1011, 15-11-303-011-1014, 15-11-303-011-1016, 15-11-303-011-1023

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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. 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 and 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 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 easements 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.

The conveyance is made upon the express understanding and condition that neither First Suburban National Bank, individually or as Trustee, nor its successor or successors in trust shall incur any personal liability or be subjected to any claim, judgement 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 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 the earnings, avails and proceeds thereof as aforesaid, the intention hereof being to vest in said First Suburban National Bank 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, and said Trustee shall not be required to produce the said Agreement or a copy thereof, or any extracts therefrom, as evidence that any transfer, charge or other dealing involving the registered lands is in accordance with the true intent and meaning of the trust.

And the said grantor _____ hereby expressly waive _____ 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.

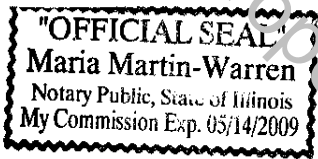
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In Witness Whereof, the grantor _____ aforesaid hereby to seal _____
hand _____ and seal _____ this _____ day of _____ 19____.

(X) *[Signature]* _____ [SEAL] _____ [SEAL]
Viola Mims _____ [SEAL] _____ [SEAL]

State of Illinois { ss. I, maria martin-warren, a Notary Public in and for said County, in
County of Cook the state aforesaid, do hereby certify that Viola mims

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 Viola mims 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 my hand and notarial seal this 25th day of July, 2007
maria martin-warren
Notary Public

Return to:
~~Box 159~~ (Cook County only)
OR
FIRST SUBURBAN NATIONAL BANK
150 S. Fifth Avenue
Maywood, IL 60153

212 S. 5th Avenue
Maywood, IL 60153


For information only insert street address of above described property.

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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: 7-25, 2007

Signature: (X) 

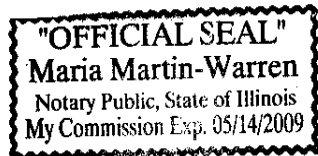
Grantor or Agent
Viola Mims

Subscribed and sworn before me

By the said Viola mims

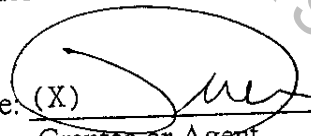
This 25th day of July, 2007.

Notary Public: Maria Martin-Warren



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.

Dated: 7-25-, 2007

Signature: (X) 

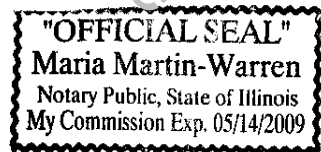
Grantee or Agent
Viola Mims

Subscribed and sworn before me

By the said Viola mims

This 25th day of July, 2007.

Notary Public: Maria Martin-Warren



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)