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Doc#: 0912757342 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 05/07/2009 11:25 AM Pg: 1 of 4

WARRANTY DEED IN TRUST

THIS INDENTURE WITNESSETH, That the Grantor Val Properties, LLC, 11231 W. Distinctive Drive, Orland, Park, IL 60467 of the County of Cook and State of Illinois for and in consideration of Ten Dollars, and other good and valuable considerations in hand paid, conveys and warrants unto the FIRST COMMUNITY BANK AND TRUST, an Illinois Banking Corporation, 1111 Dixie Highway, Beecher, Illinois, 60401, duly authorized to accept and execute trusts in the State of Illinois, as Trustee under the provisions of a Trust Agreement dated the 7th day of April, 2008, and known as Trust Number 2008-0317, the following described real estate in the County of Cook and State of Illinois to wit:

Lot 25 in Block 92 in Village of park Forest Area No. 4, being a subdivision of part of the East ½ of Section 35 and the West ½ of Section 36, Township 35 North, Range 13, East of the Third Principal Meridian, according to the plat thereof recorded June 25, 1951 as document number 15107640, in Cook County, Illinois.

PERMANENT TAX NUMBER: 31-35-210-046-0000

MILLENNIUM TITLE GROUP
ORDER NUMBER 09-5304FA

STREET ADDRESS: 320 Shabbona Drive, Park Forest, IL 60466

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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 of 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 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 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 considerations as it would be lawful for any person owning the same to deal with the same, whether similar 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 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

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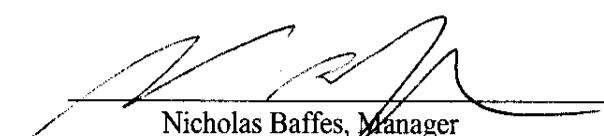
the application of any purchase money, rent, or money borrowed, or advanced on said premises, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of said Trustee, or be obliged or privileged to inquire into any of the terms of said trust agreement, and every deed, 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 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 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 all persons claiming under them shall be 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.

And the said grantors 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 grantors aforesaid have hereunto set their hand(s) and seal(s) this 3rd day of February 2009.

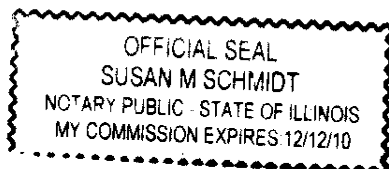
 (Seal)
Andrew Revell, Manager

 (Seal)
Nicholas Baffes, Manager

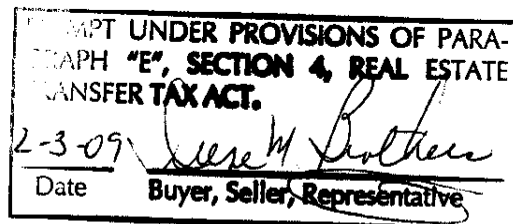
STATE OF ILLINOIS
County of Will SS

I, the, undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Nick Baffes and Andrew Revell, Managers of Val Properties, LLC, personally known to me to be the same persons whose names are 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, and as the free and voluntary act of said Corporation, for the uses and purposes therein set forth; and the said parties did also then and there acknowledge that he/she, as custodian of the corporate seal of said Corporation, did affix the said corporate seal of said Corporation to said instrument as his/her own free and voluntary act, and as the free and voluntary act of said Corporation, for the uses and purposes therein set forth.

Given under my hand and notarial this 3rd day of February, 20 09.




Notary Public



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Mail this recorded instrument to:

First Community Bank and Trust
Atten: Irene Brothers
1111 Dixie Highway, P. O. Box 457
Beecher, IL 60401

Mail tax bills to:

VAL Properties, LLC
11231 W. Distinctive Drive
Orland Park, IL 60467

This instrument prepared by:

Irene M. Brothers
Assistant Land Trust Officer
First Community Bank and Trust
P. O. Box 457
Beecher, IL 60401

Property of Cook County Clerk's Office

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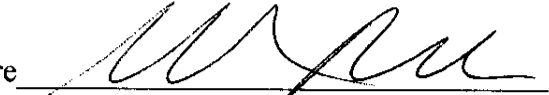
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STATEMENT BY GRANTOR AND GRANTEE

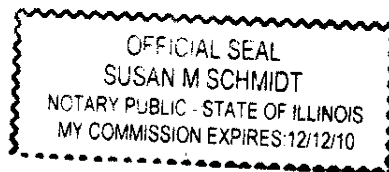
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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.

Date: February 3, 2009

Signature


(Grantor or agent)

Subscribed and sworn to before me
by the said Grantor
this 3rd day of February, 2009.



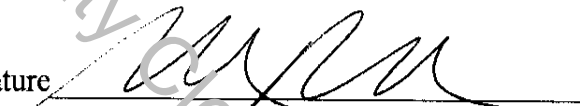
Notary Public



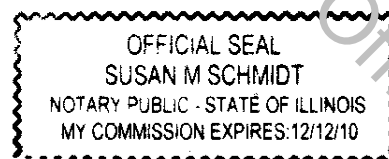
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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.

Date: February 3, 2009

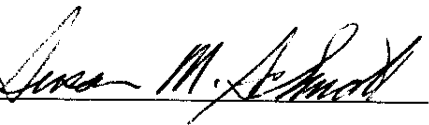
Signature


(Grantee or agent)

Subscribed and sworn to before me
by the said Agent
this 3rd day of February, 2009.



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.)