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0926531025D

Doc#: 0926531025 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 09/22/2009 10:27 AM Pg: 1 of 4

WARRANTY DEED IN TRUST

THIS INDENTURE WITNESSETH, That the Grantors Anthony R. Scales and Tracey R. Scales, 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 14th day of August, 2009 and known as Trust Number 2009-0365, the following described real estate in the County of Cook State of Illinois to wit:

SEE ATTACHED LEGAL DESCRIPTION

PERMANENT TAX NUMBER:

STREET ADDRESS:

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 the application of any purchase money, rent, or money borrowed, or advanced on said premises, or be obliged to see

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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 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.

In Witness Whereof, the grantors aforesaid have hereunto set their hands and seals this 14th day of August, 2009.

Anthony R. Scales (Seal)
Anthony R. Scales

Tracey R. Scales (Seal)
Tracey R. Scales

EXEMPT UNDER PROVISIONS OF PARAGRAPH
E SECTION 31-45 PROPERTY TAX CODE.

DATE: 8-14-09

[Signature]
BUYER/SELLER REPRESENTATIVE

STATE OF ILLINOIS
County of Cook SS

I, the, undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Anthony R. Scales and Tracey R. Scales personally known to me to be the same persons whose names 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 notarial this 14th day of August, 2009.



[Signature]
Notary Public

Mail this recorded instrument to:
First Community Bank and Trust
1111 Dixie Highway, P. O. Box 457
Beecher, IL 60401

Mail tax bills to:
ARS Capital Investments, LLC
PO Box 62
Olympia Fields, IL 60461

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**Legal Description Rider
Made a part of First Community Bank and Trust
As Trustee under Trust #2009-0365 dated August 14, 2009
Deed in Trust**

PARCEL 1: LOT 45 IN BLOCK 1 IN JOHN H. GAY'S SUBDIVISION OF THE NORTH ½ OF THE NORTHWEST ¼ OF THE NORTHEAST ¼ OF SECTION 9, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT TAX NUMBER: 25-09-203-030-0000

STREET ADDRESS: 9513 South Wentworth, Chicago, IL 60628

Parcel 2: LOT 10 IN BLOCK 17 IN SOUTH LYNNE, A SUBDIVISION OF THE NORTH ½ OF SECTION 19, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS.

PERMANENT TAX NUMBER: 20-19-108-025-0000

STREET ADDRESS: 6422 S. Claremont, Chicago, IL

PARCEL 3: LOT 11 AND THE NORTH 10 FEET OF LOT 12 IN BLOCK 18 IN SHELDON HEIGHTS, BEING A SUBDIVISION OF THE NORTHWEST ¼ OF SECTION 21, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT TAX NUMBER: 25-21-122-037-0000

STREET ADDRESS: 11326 Eggleston, Chicago, IL

Property of Cook County Clerk's Office

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GRANTOR/GRANTEE STATEMENT

The Grantor or his Agent affirms that, to the best of his knowledge, the name of the Grantor 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 8-14, 2009

Signature: Anthony R. Scalls
Grantor or Agent

Subscribed and sworn to before me

By the said GRANTOR

This 4th day of AUGUST, 2009

Notary Public Suzanne Cook



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 8-14, 2009

Signature: Anthony R. Scalls
Grantee or Agent

Subscribed and sworn to before me

By the said GRANTEE

This 4th day of AUGUST, 2009

Notary Public Suzanne Cook



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.)