

# UNOFFICIAL COPY



Chicago Title Insurance Company

WARRANTY DEED IN TRUST



Doc#: 1005633174 Fee: \$40.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 02/25/2010 01:34 PM Pg: 1 of 3

THIS INDENTURE WITNESSETH, THE GRANTOR(S), PAUL LANGDON, attorney-in-fact for Virginia R. Wood, PAUL D. LANGDON, divorced, of the City of Monee, County of Will, State of Illinois and VALERIE LANGDON, a never married person, of the City of White River Junction, County of Windsor, State of Vermont, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) unto NORTH STAR TRUST COMPANY, as successor Trustee to Integra Bank as successor Trustee to Prairie Bank, a corporation organized under the laws of the State of Illinois, as Trustee under the provisions of a trust agreement dated the July 1, 2002, known as Trust Number 02-087, whose address is 500 West Madison, Suite 3150, Chicago, Illinois the following described Real Estate in the County of Cook and State of Illinois, to wit:

*nw 6109691 crop*

LOT 2 IN BLOCK 88 IN ROBERT BARTLETT'S HOMESTEAD DEVELOPMENT NO. 10, BEING A SUBDIVISION OF THAT PART LYING EAST OF THE EAST LINE OF SOUTH 76TH AVENUE OF THE WEST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 25, TOWNSHIP 37 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

THIS IS NOT HOMESTEAD PROPERTY

**SUBJECT TO:**

Covenants, conditions and restrictions of record, General taxes for the year 2009 and subsequent years including taxes which may accrue by reason of new or additional improvements during the years .

Permanent Real Estate Index Number(s): 23-25-412-002-0000

Address(es) of Real Estate: 12415 South 75th Avenue, Palos Heights, IL 60463

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 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 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 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

**BOX 333-CP**

*3/13*

# UNOFFICIAL COPY


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 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.

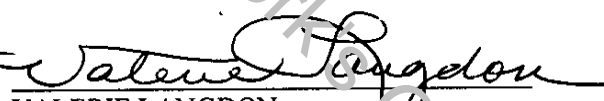
In no case shall any party dealing with said trustee in relation to said premises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obliged to see to the application of any purchase money, rent, money borrowed or advanced on 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.


And the said grantor(s) hereby expressly waive(s) 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 no nesteads from sale on execution or otherwise.

In Witness Whereof, the grantor(s) aforesaid \_\_\_\_\_ hereunto set \_\_\_\_\_ hand(s) and seal(s) this 18 day of February, 2010


  
PAUL LANGDON, as attorney-in-fact for  
Virginia R. Wood

  
VALERIE LANGDON

  
PAUL D. LANGDON

STATE OF ILLINOIS  
  
FEB. 22. 10  
REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 0000000182  
REAL ESTATE TRANSFER TAX  
0018950  
FP 103032

COOK COUNTY  
REAL ESTATE TRANSACTION TAX  
COUNTY TAX  
  
FEB. 23. 10  
REVENUE STAMP

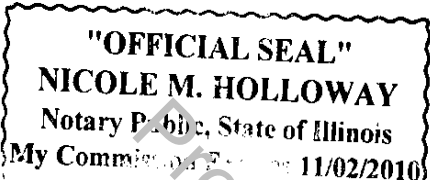
# 0000000182  
REAL ESTATE TRANSFER TAX  
0009475  
FP 103034

# UNOFFICIAL COPY

STATE OF ILLINOIS, COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT PAUL LANGDON, as attorney-in-fact for Virginia R. Wood, and PAUL D. LANGDON, divorced, personally known to me to be the same person(s) whose name(s) 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, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 18 day of February, 2010



[Signature] (Notary Public)

STATE OF VERMONT, COUNTY OF Windsor ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT VALERIE LANGDON, a never married person, personally known to me to be the same person(s) whose name(s) is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she 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 under my hand and official seal, this 10<sup>th</sup> day of February, 2010

Nancy Campbell (Notary Public)

**Prepared By:** Edmund P. Burke  
Burke & White, PC  
5330 Main Street, Ste 200  
Downers Grove, IL 60515

*Mail To: North Star Trust Company*  
c/o John and Betsy Kastak  
~~██████████~~ P.O. Box 1024  
~~██████████~~ Belvidere Park, IL 60499

**Name & Address of Taxpayer:**  
John Kastak, Betsy S. Kastak  
~~██████████~~ P.O. Box 1024  
~~██████████~~ Belvidere Park, IL 60499

PROPERTY OF COOK COUNTY CLERK'S OFFICE