

# UNOFFICIAL COPY



Doc#: 1025656018 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 09/13/2010 02:26 PM Pg. 1 of 4



## DEED IN TRUST - WARRANTY

THIS INDENTURE, WITNESSETH, THAT  
THE GRANTOR, **Village of Bellwood,**  
**a municipal corporation**

of the County of **Cook** and  
State of **Illinois** for and  
in consideration of the sum of **Ten** Dollars  
(\$ **10.00** ) in hand paid, and of other  
good and valuable considerations, receipt of  
which is hereby duly acknowledged, convey and  
**WARRANT** unto **CHICAGO TITLE LAND  
TRUST COMPANY** a Corporation of Illinois  
whose address is 177 N. Clark Street, Suite 575,  
Chicago, IL 60601, as Trustee under the  
provisions of a certain Trust Agreement dated  
**31st** day of **August** **2010**  
the following described real estate situated in

(Reserved for Recorders Use Only)

and known as Trust Number **8002355673**  
County, Illinois, to wit:

**SEE ATTACHED LEGAL DESCRIPTION**

Commonly Known As **504 Mannheim Road, Bellwood, IL 60104**

Property Index Numbers **15-08-415-024-0000**

*Return to:*  
SUCCESS TITLE SERVICES, INC.  
400 Skokie Blvd Ste. 200  
Northbrook, IL 60062  
**STS10-00803**

together with the tenements and appurtenances thereto 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 PAGE 2 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.

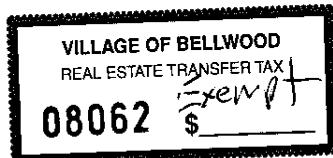
Subject to: Partial general taxes for the year 2010 and subsequent years, covenants, conditions and restrictions of record, and public and utility easements.

IN WITNESS WHEREOF, the Village of Bellwood has caused its seal to be affixed hereto, and has caused its name to be signed to these presents by its Mayor and attested to by its Clerk, on this 1st day of September, 2010.

By: *Frank A. Pasquale*  
Dr. Frank a. Pasquale  
Its: Mayor

ATTESTED TO:

*Lena M. Moreland*  
Lena M. Moreland, Village Clerk



Prepared by and Mail to:

Fournier Law Firm, Ltd.  
2210 Midwest Road, Suite 212  
Oak Brook, IL 60523

SEND TAX BILLS TO:

Chicago Title t/u/t 8002355673  
504 Mannheim Road  
Bellwood, IL 60104

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## TERMS AND CONDITIONS

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 present or in future, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 99 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 Recorder of Deeds of the aforesaid 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 Chicago Title Land Trust Company, 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 amendments 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 Chicago Title Land Trust Company the entire legal and equitable title in fee simple, in and to all of the real estate above described.

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State of Illinois )  
 ) SS.  
 County of Cook )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that

Dr. Frank A. Pasquale, Mayor, and  
 Lena M. Moreland, Village Clerk

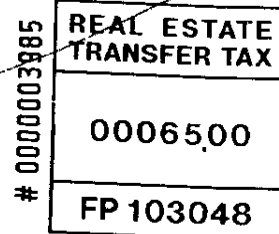
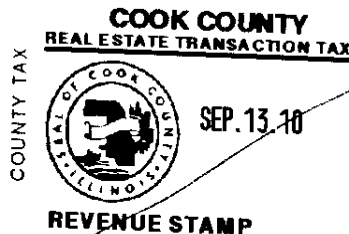
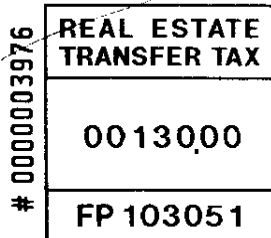
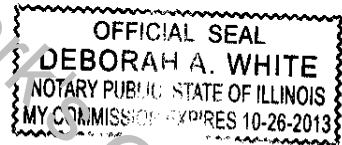
personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that they signed, sealed and delivered said instrument as the Mayor and Clerk of the Village of Bellwood, a municipal corporation, respectively, and caused the corporate seal to be affixed thereto pursuant to authority given by the Corporate Authorities of said village, as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 1<sup>st</sup> day of September, 2010

Deborah A. White  
 NOTARY PUBLIC

(SEAL)

My Commission expires 10-26-2013



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MICHAEL CASTALDO JR.  
As an Agent for Ticor Title Insurance Company  
7528 W. North Avenue Elmwood Park, IL 60707

Commitment Number: STS10\_00808

## SCHEDULE C PROPERTY DESCRIPTION

Property commonly known as:  
504 MANNHEIM RD  
BELLWOOD, IL 60162  
Cook County

The land referred to in this Commitment is described as follows:

### PARCEL A:

A TRACT OF LAND DESCRIBED AS LOTS 25 TO 30 BOTH INCLUSIVE, (EXCEPT THE EAST 10.00 FEET THEREOF ACQUIRED BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION CONDEMNATION CASE NO. 80L10402, ENTERED JULY 14, 1980); TOGETHER WITH THE NORTH/SOUTH VACATED ALLEY, LYING WEST OF AND ADJOINING TO SAID LOTS 25 TO 30 AND LYING NORTH OF THE SOUTHERLY LINE OF SAID LOT 30 EXTENDED WESTERLY; AND THE NORTHERLY 1/2 OF THE VACATED EASTERLY/WESTERLY ALLEY, LYING SOUTH OF LOT 30 AFORESAID, SAID ALLEYS VACATED AS PER DOCUMENT 26052474, RECORDED NOVEMBER 9, 1981 IN ADOLF STURN'S SUBDIVISION OF THE EAST 1/2 OF THE EAST 1/2 OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPTING FROM SAID TRACT OF LAND THAT PARTY LYING NORTH AND ADJOINING A LINE DRAWN FROM A POINT ON THE WEST LINE OF SAID TRACT, A DISTANCE OF 81.60 FEET SOUTH OF THE NORTHWEST CORNER THEREOF TO A POINT ON THE EAST LINE OF SAID TRACT, A DISTANCE OF 84.01 FEET SOUTH OF THE NORTHEAST CORNER THEREOF), IN COOK COUNTY, ILLINOIS.

### PARCEL A1:

THAT PART OF THE EAST 25.00 FEET OF LOTS 41 TO 47 INCLUSIVE, TAKEN AS A TRACT OF LAND, LYING SOUTH OF A LINE DRAWN WEST AT RIGHT ANGLES TO EAST LINE OF SAID TRACT AT A POINT 81.60 FEET SOUTH OF THE NORTHEAST CORNER OF SAID TRACT IN ADOLPH STURM'S SUBDIVISION OF THE EAST 1/2 OF THE EAST 1/2 OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, (NORTH OF BUTTERFIELD ROAD), IN COOK COUNTY, ILLINOIS.

PIN: 15-08-415-028-0000