

# UNOFFICIAL COPY

## WARRANTY DEED IN TRUST

THIS INDENTURE WITNESSETH,  
that the Grantor ROBERT KANE  
and JOYCE KANE, husband and wife



Doc#: 1115946037 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 06/08/2011 12:59 PM Pg: 1 of 4

\_\_\_\_\_ of the County of Cook  
and the State of Illinois  
for and in consideration of Ten and  
no/100 Dollars, and other good and  
valuable considerations in hand paid,  
Convey\_

and warrant\_ unto **FIRST MIDWEST BANK** of 12600 S. Harlem Ave., Palos Heights, Illinois  
60463, its successor or successors as Trustee under the provisions of a trust agreement dated the  
6 day of June, 2011 known as Trust Number 9089, the  
following described real estate in the County of Cook and State of Illinois, to-wit:

THE NORTH 35 FEET OF THE SOUTH 315 <sup>1</sup>/<sub>2</sub> FEET OF THE WEST <sup>1</sup>/<sub>2</sub> OF LOTS 1 TO 24 (AS A TRACT) IN  
BLOCK 16 IN OVIATT'S SUBDIVISION OF PART OF THE WEST <sup>1</sup>/<sub>2</sub> OF THE NORTHEAST <sup>1</sup>/<sub>4</sub> OF SECTION 24,  
TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY,  
ILLINOIS.

**C/K/A: 11429 S. TALMAN, CHICAGO, IL 60655**  
**PIN: 24-24-223-033-0000**

*TO HAVE AND TO HOLD* the said premises with the appurtenances, upon the trusts and for  
uses and purposes herein and in said trust agreement set forth

Full power and authority is hereby granted to said trustee to 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 directly to a trust grantee or to a successor or successors in trust and to  
grant to such trust grantee or 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 or  
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 or 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

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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.

The Grantor\_\_ hereby expressly warrant\_\_ to the Grantee (and all successors in interest), that the hereinabove-described real estate is not subject to the reporting requirements of "The Responsible Property Transfer Act of 1988" (765 ILCS 90/1-90/7, as amended), and that no toxic waste, noxious, radioactive or hazardous material is stored on, or otherwise exists, upon said premises.

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, 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, 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.


If the title to any of the above lands 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 cases made and provided.

And the said grantor\_\_ hereby expressly waive\_\_ and release\_\_ any and all right of 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 grantor\_\_ aforesaid ha\_s\_\_ hereunto set\_\_ their\_\_ hand\_\_ and seal\_\_ this\_\_ 6 day of June, 2011.

  
ROBERT KANE

(Seal)

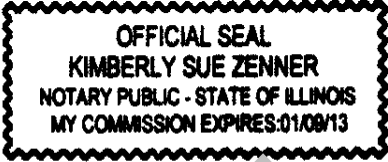
  
JOYCE KANE

(Seal)

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State of Illinois )  
County of Cook )

I, \_\_\_\_\_ the undersigned \_\_\_\_\_ a Notary Public in and for said County, aforesaid, do hereby certify that ROBERT KANE AND JOYCE KANE, HUSBAND AND WIFE, personally known to me to be the same person (s) whose name(s) 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 users and purposes therein set forth, including the release and waiver of right of homestead.



Given my hand and notary seal this 6 day of June, 2011.

Kimberly Sue Zenner  
Notary Public

COUNTY - ILLINOIS TRANSFER STAMPS  
EXEMPT UNDER PROVISIONS OF PARAGRAPH  
E, SECTION 4, REAL ESTATE TRANSFER

Mail Tax Bills To:

Robert & Joyce Kane  
11429 S. Talman  
Chicago, IL 60655

Dated: 6/06/11

[Signature]  
Buyer/Seller or Representative

This Instrument was prepared by:  
Carol J. Kenny  
10459 S. Kedzie  
Chicago, IL 60655

Mail To: Grantee's Address  
First Midwest Bank as successor to  
Palos Bank and Trust Company  
Trust Department  
12600 South Harlem Avenue  
Palos Heights, Illinois 60463

Property of Cook County Clerk's Office

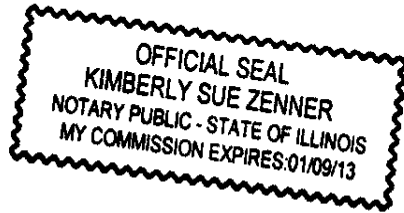
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## STATEMENT BY GRANTOR AND GRANTEE

The **grantor** or his/her agent affirms that, to the best of his/her knowledge and belief, 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 real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated June 6, 2011

Signature: [Handwritten Signature]  
Grantor or Agent



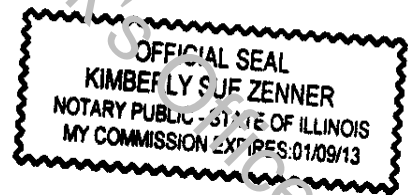
Subscribed and sworn to before me by the said Grantor this 6 day of June, 2011.

Notary Public Kimberly Sue Zenner

The **grantee** or his/her 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 June 6, 2011

Signature: [Handwritten Signature]  
Grantee or Agent



Subscribed and sworn to before me by the said Agent this 6 day of June, 2011.

Notary Public Kimberly Sue Zenner

**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.)