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Doc#: 1118004069 Fee: \$66.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 06/29/2011 10:57 AM Pg: 1 of 4

**DEED IN TRUST  
(WARRANTY)**

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THIS INDENTURE WITNESSETH

that the Grantor CAROL A.  
FERKULA, widow, of 6300  
Scott Ct., Tinley Park, IL,  
in the County of Cook and

the State of Illinois, for and in consideration

of Ten and No/100 Dollars, and other good and valuable consideration in hand paid, CONVEY  
AND WARRANT unto the FIRST BANK OF MANHATTAN, an Illinois banking corporation  
of 550 West North Street, Manhattan, Illinois 60442, its successor or successors, as Trustee  
under the provisions of a trust agreement dated the 23<sup>rd</sup> day of June, 2011 and known as Trust  
Number 756, the following described real estate in the County of Cook and State of Illinois, to-  
wit:

LOT 3 IN BLOCK 17 IN DIXMOOR, A SUBDIVISION OF THE NORTHEAST ¼ OF THE  
NORTHEAST ¼ OF SECTION 26, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE  
THIRD PRINCIPAL MERIDIAN AND PART OF THE NORTH ¼ OF SECTION 31,  
TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN,  
ACCORDING TO THE PLAT THEREOF RECORDED JUNE 6, 1927 AS DOCUMENT NO.  
9675674, IN COOK COUNTY, ILLINOIS

PIN: 29-31-110-006-0000

COMMONLY KNOWN AS: 2055 Magnolia, Homewood IL 60430

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 subdivide and re-subdivide said  
premises or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any  
subdivision or part thereof, and to re-subdivide 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 hereof 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 easement 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

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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 part dealing with said trustee in relation to said premises, or to whom said premises or any part hereof 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, hereunder, (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 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 hereof as aforesaid.

If the title to any of the above land is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in 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 an provided.

This conveyance is made upon the express understanding and condition that neither Grantee, 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 amendment thereto, or for injury to person or property happening in or about said real estate any and all such liability being 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.

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And the said Grantor hereby expressly waives and releases any and all right or benefit under and by virtue of any an all statutes of the State of Illinois, providing for the exemption of homesteads from sale or execution or otherwise.

IN WITNESS WHEREOF, the Grantors have hereunto set her hand and his seal this 23<sup>rd</sup> day, of June, 2011.

Carol A Ferkula (SEAL)  
CAROL A. FERKULA

STATE OF ILLINOIS     )  
  ) SS  
COUNTY OF WILL     )

I, the undersigned, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY THAT CAROL A. FERKULA, personally known to me to be the same person whose names 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 Notarial Seal this 23<sup>rd</sup> day of June, 2011.



Janet L Moore  
NOTARY PUBLIC

THIS INSTRUMENT PREPARED BY: Alexander J. Tourlakis II, 160 Market Place, Manhattan, IL 60442 (815) 478-5800

**MAIL TAX BILLS TO:** Carol A. Ferkula  
6300 Scott Ct.  
Tinley Park, IL 60477

**AFTER RECORDING MAIL INSTRUMENT TO:**  
FIRST BANK OF MANHATTAN  
P.O.BOX 85  
MANHATTAN, IL 60442

Exempt under provisions of  
Paragraph (e), Section 31-45  
Property Tax Code  
Date: June 23, 2011

Carol A. Ferkula 6/23/11  
Buyer, Seller or Representative

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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.

Dated \_\_\_\_\_, 20\_\_\_\_ Signature: Rachel Hutzler  
Grantor or Agent

Signature: \_\_\_\_\_  
Grantor or Agent

Subscribed and sworn to before me by the said \_\_\_\_\_, this 23 day of June, 2011.



Notary Public: Janet L. Moore

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 title to real estate under the laws of the State of Illinois.

Dated \_\_\_\_\_, 20\_\_\_\_ Signature: Rachel Hutzler  
Grantee or Agent

Signature: \_\_\_\_\_  
Grantee or Agent

Subscribed and sworn to before me by the said \_\_\_\_\_, this 23 day of June, 2011.



Notary Public: Janet L. Moore

**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.)