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Doc#: 1200431053 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 01/04/2012 04:00 PM Pg: 1 of 3

WARRANTY DEED IN TRUST

THIS INDENTURE WITNESSETH,
that the Grantors AVALON PARK
LIMITED PARTNERSHIP, an
Illinois limited partnership
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, IL 60463, its
successor or successors as Trustee under the provisions of a trust agreement dated the 15th day of
November, known as Trust Number 9154, the following described real
estate in the County of Cook and State of Illinois, to-wit:

] PARCEL 1: THE NORTH 8.0 FEET OF LOT 31 AND THE SOUTH 17.0 FEET OF LOT 10 IN
BLOCK 93 IN CORNELL, BEING A SUBDIVISION OF THE EAST 1/2 OF THE SOUTHWEST 1/4
OF SECTION 26, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL
MERIDIAN, AND THAT PART OF VACATED WOODLAWN AVENUE LYING EAST OF AND ADJOINING
THE NORTH 8.0 FEET OF LOT 31 AND THE SOUTH 17 FEET OF LOT 10, IN COOK COUNTY,
ILLINOIS.

PARCEL 2: LOT 31 (EXCEPT THE NORTH 8 FEET THEREOF) IN BLOCK 93 IN CORNELL,
BEING A SUBDIVISION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 26,
TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND THAT
PART OF VACATED WOODLAWN AVENUE LYING EAST OF AND ADJOINING LOT 31 (EXCEPT THE
NORTH 8 FEET THEREOF) IN COOK COUNTY, ILLINOIS.

FIDELITY NATIONAL TITLE 52001353

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

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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.

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.

REAL ESTATE TRANSFER 12/30/2011



CHICAGO: \$127.50
CTA: \$51.00
TOTAL: \$178.50

20-26-323-100-0000 | 20111101602749 | YGB41P

REAL ESTATE TRANSFER 12/30/2011



COOK: \$8.50
ILLINOIS: \$17.00
TOTAL: \$25.50

20-26-323-100-0000 | 20111101602749 | D8T1JW

AVALON PARK LIMITED PARTNERSHIP,
an Illinois limited partnership

By: **ADVANCED DEVELOPMENT SOLUTIONS LLC,**
an Illinois limited liability company,
its general partner

By: **COMMUNITY REINVESTMENT FUND, INC.,**
an Illinois not-for-profit corporation,
its manager

By: Tami L. Wielgus
Tami L. Wielgus, Treasurer

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STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, Margarita Montoya, notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that on this day personally appeared before me Tami L. Wielgus, personally known to me to be the Treasurer of **COMMUNITY REINVESTMENT FUND, INC.**, an Illinois not-for-profit corporation, the Manager of **ADVANCED DEVELOPMENT SOLUTIONS, LLC**, the general partner of **AVALON PARK LIMITED PARTNERSHIP**, an Illinois limited partnership and acknowledged that she signed and delivered said instrument as her free and voluntary as Treasurer of said corporation, as that the said instrument was signed and delivered in the name and on behalf of said corporation as the free and voluntary act and deed of said corporation

GIVEN under my hand and official seal this 13 day of ^{December} ~~November~~, 2009 ~~to 2011~~

Margarita Montoya
Notary Public

Commission Expires 3-3-13 {SEAL}



THIS INSTRUMENT WAS PREPARED BY

Peter Quigley
Attorney at Law
Suite 825
850 W. Jackson
Chicago, IL 60607

PROPERTY ADDRESS

A.) 7824 S. Woodlawn
Chicago, IL 60619
B.) 7826 S. Woodlawn
Chicago, IL 60619

PERMANENT INDEX NUMBERS

A.) 20-26-323-100-0000
B.) 20-26-323-101-0000

AFTER RECORDING

MAIL THIS INSTRUMENT TO:

FIRST MIDWEST BANK
TRUST DIVISION
2801 W. Jefferson Street
Joliet, Illinois 60435

MAIL TAX BILL TO:

Justin Costello
6633 W. 91st Place
Oak Lawn, IL 60453