

# UNOFFICIAL COPY

## WARRANTY DEED IN TRUST

*THIS INDENTURE WITNESSETH,*  
that the Grantor Albert F. Seyller, II  
Divorced and not since remarried,

\_\_\_\_\_ 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 2801 W. Jefferson Street, Joliet, Illinois 60435, its  
successor or successors as Trustee under the provisions of a trust agreement dated the 7<sup>th</sup> day of March,  
2012, known as Trust Number 8765, the following described real estate in the County of Cook  
and State of Illinois, to-wit:

THE WEST 220 FEET OF THE SOUTH 55 FEET OF THE NORTH 165 FEET OF BLOCK 3 (EXCEPTING  
THEREFROM THAT PART THEREOF LYING WEST OF A LINE 50 FEET EAST OF AND PARALLEL  
TO THE WEST LINE OF THE NORTHWEST ¼) IN KAUP'S ADDITION TO OAK LAWN, BEING A SUBDIVISION  
OF LOT 5 IN THE SUBDIVISION OF THE WEST ½ OF THE NORTHEAST ¼ AND ALL OF THE NORTHWEST ¼  
OF SECTION 4, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK  
COUNTY, ILLINOIS.

Exempt under Real Estate Transfer Tax Act, Section 4, Paragraph E and Cook County Order 95104

Date: 3-7-2012

  
Michael D. Walsh, Attorney

**PROPERTY ADDRESS:** 8737 South Central Avenue, Oak Lawn, Illinois 60453

**PERMANENT INDEX NUMBER:** 24-04-101-080-0000

*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



Doc#: 1213646143 Fee: \$46.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 05/15/2012 03:06 PM Pg: 1 of 5

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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 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 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 waives and releases 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 has hereunto set his hand and seal this 10 day of April, 2012.

(Seal)  (Seal)

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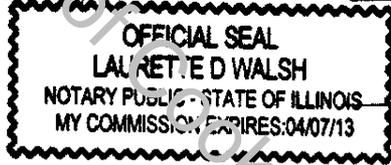
State of Illinois

Ss.

County of Cook

I, LAURETTE D WALSH a Notary Public in and for said County, in the State aforesaid, do hereby certify that Albert F. Seyller, II, divorced and not since remarried, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his 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 seal this 10<sup>th</sup> day of April A.D. 2012.



Laurette D Walsh  
Notary Public.

**AFTER RECORDING**  
**MAIL THIS INSTRUMENT TO:**  
FIRST MIDWEST BANK  
TRUST DIVISION  
2801 W. Jefferson Street  
Joliet, Illinois 60435

**MAIL FUTURE TAX BILLS TO:**  
Albert F. Seyller  
8737 South Central Avenue  
Oak Lawn, Illinois 60453

**THIS INSTRUMENT WAS PREPARED BY:**  
Michael D. Walsh, P.C.  
10730 S. Cicero Ave., Suite 201  
Oak Lawn, Illinois 60453

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

Date: 4-10-12 Signature: [Signature]  
Grantor or Agent

SUBSCRIBED and SWORN to before me on 4-10-12

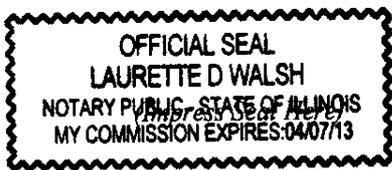


[Signature]  
Notary Public

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

Date: 4-10-12 Signature: [Signature]  
Grantee or Agent

SUBSCRIBED and SWORN to before me on 4-10-12



[Signature]  
Notary Public

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 a Class A misdemeanor for subsequent offenses.

[Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Act.]

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THE VILLAGE OF  
**OAK LAWN**

9446 SOUTH RAYMOND AVENUE, OAK LAWN, ILLINOIS 60453  
TELEPHONE: (708) 636-4400 | FACSIMILE: (708) 636-8606 | WWW.OAKLAWN-IL.GOV

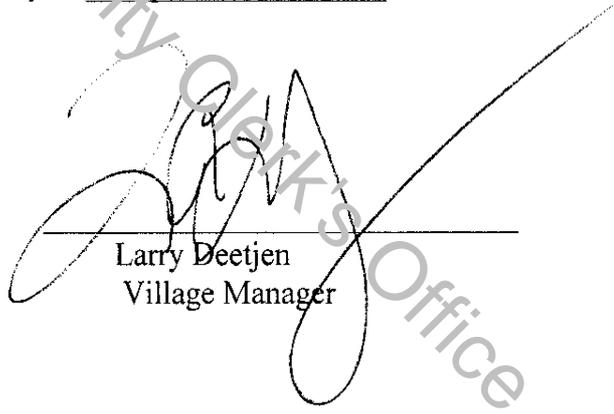
## CERTIFICATE OF REAL ESTATE TRANSFER TAX EXEMPTION

8737 S. Central Ave.

Oak Lawn II 60453

This is to certify, pursuant to Section 20-65 of the Ordinance of the Village of Oak Lawn relating to a Real Estate Transfer Tax, that the transaction accompanying this certificate is exempt from the Village of Oak Lawn Real Estate Transfer Tax pursuant to Section(s) 1(D) of said Ordinance

Dated this 17th day of April, 2012

  
\_\_\_\_\_  
Larry Deetjen  
Village Manager

DAVE HEILMANN  
VILLAGE PRESIDENT

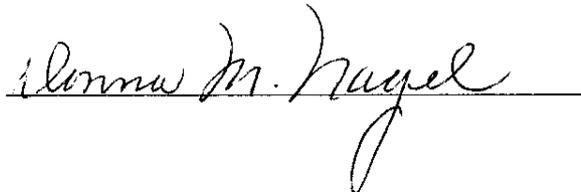
JANE M. QUINLAN, CMC  
VILLAGE CLERK

LARRY R. DEETJEN  
VILLAGE MANAGER

VILLAGE TRUSTEES:  
THOMAS M. DUHIG  
ALEX G. OLEJNICZAK  
THOMAS E. PHELAN  
CAROL R. QUINLAN  
ROBERT J. STREIT  
CYNTHIA TRAUTSCH

SUBSCRIBED and SWORN to before me this

17th Day of April, 2012

  
\_\_\_\_\_  
Donna M. Nagel

