

UNOFFICIAL COPY

WARRANTY DEED IN TRUST



Doc#: 1215047067 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 05/29/2012 01:07 PM Pg: 1 of 3

THE INDENTURE WITNESSETH, that the Grantor: **LUDINGTON BUILDERS, INC.**, an Illinois Corporation, of the County of Cook and the State of Illinois, for and in consideration of Ten and no/100 Dollars (\$10.00), and other good and valuable considerations in hand paid, Convey and Warrant unto the **FIRST MIDWEST BANK**, of 12600 South Harlem Avenue, Palos Heights, IL 60463, its successor or successors as Trustee under the provisions of a Trust Agreement dated the 17th day of April, 2012 known as Trust Number 7458, the following described Real Estate in the County of Cook in the State of Illinois, to wit:

LOTS 51 AND 52 IN BLOCK 20 IN WASHINGTON HEIGHTS, BEING A SUBDIVISION OF LOTS 1 AND 2 IN BLOCK 13, ALL OF BLOCK 14 AND LOTS 7 TO 63 INCLUSIVE, IN BLOCK 20, LOTS 1, 2 AND 3 IN BLOCK 21 AND ALL OF BLOCKS 24, 25, 28 AND 29 IN SECTIONS 18 AND 19, ALSO A SUBDIVISION OF THE WEST ¼ OF THE NORTHWEST ¼ OF SECTION 30 AND THAT PORTION OF THE EAST ¼ OF THE SOUTHWEST ¼ OF SECTION 19, EAST OF PROSPECT AVENUE, ALL IN TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 27, 1872, IN COOK COUNTY, ILLINOIS.

Permanent Index Number: 25-19-225-008-000

Common Address: 11427 South Church Street, Chicago, Illinois 60643

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 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 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 warrants 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

UNOFFICIAL COPY

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 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(ies) 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 and 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 seals this 7 day of May, 2012.

Ludington Builders, Inc.

By: Its President

X Kenneth G. Driscoll (Seal)
Kenneth G. Driscoll

By: Its Secretary

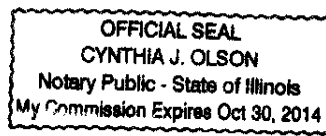
Gayna Driscoll (Seal)
Gayna Driscoll

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 Kenneth G. Driscoll personally known to me to be the President and Gayna Driscoll personally known to me to be the Secretary of said corporation, and 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 severally acknowledged that such Kenneth G. Driscoll President and Gayna Driscoll Secretary, they signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said corporation, as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 7th day of May, 2012. Commission expires: 10/30/2014

Cynthia J. Olson
Notary Public



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

X Kenneth G. Driscoll Date: 5/7/12
Buyer, Seller or Representative

This instrument was Prepared by and Return To:
JOHN Z. TOSCAS, ESQ., LAW OFFICES OF JOHN Z. TOSCAS
12616 S. HARLEM AVENUE, PALOS HEIGHTS, ILLINOIS 60463

Mail Tax Bills to:
Ludington Builders, Inc.
9332 Sproat Avenue
Oak Lawn, Illinois 60453

UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

The Grantor or his/her agent affirms that, to the best of his/her knowledge, the name of the Grantor 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 May 7, 20 12 SIGNATURE: Kenneth G. Driscoll
(Grantor or Agent)

Subscribed and sworn to before me by the said Kenneth G. Driscoll this 7th day of May, 20 12.

Cynthia J. Olson
Notary Public

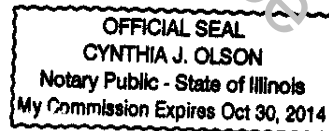


The Grantee or his/her agent affirms that, to the best of his/her knowledge, the name of the Grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois Corporation or foreign corporation authorized to do business or acquire and hold title to 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 May 7, 20 12 SIGNATURE: Kenneth G. Driscoll
(Grantee or Agent)

Subscribed and sworn to before me by the said Kenneth G. Driscoll this 7th day of May, 20 12.

Cynthia J. Olson
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 offence 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).