

**WARRANTY DEED IN TRUST**



Doc#: 1220949012 Fee: \$44.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 07/27/2012 09:12 AM Pg: 1 of 4

THIS INDENTURE WITNESSETH,  
that the Grantor Daniel ALEXANDER  
Spawning, 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 20<sup>th</sup> day of  
June, 2012, known as Trust Number 8784, the following described real  
estate in the County of Cook and State of Illinois, to-wit:

SEE ATTACHED LEGAL DESCRIPTION

PROPERTY ADDRESS: 14840 S. Minerwa Ave., Dolton, IL 60419  
PERMANENT INDEX NUMBER: 29-11-131-023-0000

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 grant options to purchase, to sell  
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

dx

PRECISION TITLE PTC 12007

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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 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 \_\_\_ hereunto set \_\_\_ hand \_\_\_ and seal \_\_\_ this 13<sup>th</sup> day of July, 2012.

(Seal) \_\_\_\_\_ (Seal)

State of ILLINOIS Ss.

County of COOK

VILLAGE OF DOLTON  
 WATER, REAL PROPERTY TRANSFER TAX  
 ADDRESS 14840 MINERALVA No **17011**  
 ISSUE 7-12-2012 EXPIRES 8-12-2012  
 AMT. 32  
 TYPE WST  
 VILLAGE COMPTROLLER

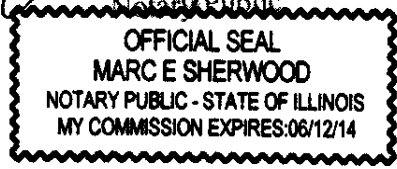
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I, MARC E. SHERWOOD a Notary Public in and for said County, in the State  
aforesaid, do hereby certify that DANIEL ALBERNETHY SPAULDING

personally known to me to be the same person whose name \_\_\_\_\_ subscribed to the foregoing  
instrument, appeared before me this day in person and acknowledged that \_\_\_\_\_ signed, sealed and  
delivered the said instrument as \_\_\_\_\_ 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 13<sup>th</sup> day of July A.D. 2012

[Signature]  
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:**  
William B Redmond  
14840 S. Minerva Ave  
DOLTON, IL 60419

**THIS INSTRUMENT WAS PREPARED BY:**  
MARC E. SHERWOOD  
218 N. JEFFERSON #401  
CHICAGO, IL 60661

REAL ESTATE TRANSFER	07/13/2012
COOK	\$53.00
ILLINOIS:	\$106.00
<b>TOTAL:</b>	<b>\$159.00</b>
29-11-181-023-0000   20120701601777   JE43H7	

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PROPERTY LEGAL DESCRIPTION:

LOT 14 IN GAIL MANOR'S SUBDIVISION, BEING A SUBDIVISION OF LOT 2 AND THE WEST HALF OF LOT 3 IN BERNHARD ENGEL'S SUBDIVISION OF THE WEST HALF OF THE SOUTHWEST QUARTER (EXCEPT THE RAILROAD) AND THE SOUTHEAST QUARTER (EXCEPT THE SOUTHWEST QUARTER) OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office