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WARRANTY DEED IN TRUST



Doc#: 1331739000 Fee: \$68.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 11/13/2013 08:42 AM Pg: 1 of 4

THE INDENTURE WITNESSETH, that the Grantor: **THERESA LEONARD, a widow and not since remarried.** 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, Conveys and Warrants unto the **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 24th day of October, 2013 known as Trust Number 7513, the following described Real Estate in the County of Cook in the State of Illinois, to wit:

LOT 1 IN MOLLY'S HIGHLANDS RESUBDIVISION OF LOTS 41, 42 AND 43 IN FRANK DELUGACH'S FLORENCE HIGHLANDS, BEING A SUBDIVISION OF THE NORTH ½ OF THE SOUTH ½ OF THE NORTHEAST 1/4 (EXCEPT THAT PART LYING EAST OF THE WEST LINE OF THE EAST 22 ACRES OF SAID SOUTH ½ OF THE NORTHEAST 1/4) OF SECTION 5, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number: 24-05-216-047-0002
Common Address: 5907 West 89th Street, Oak Lawn, Illinois 60453

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 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

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... and with amendment thereof and allowing 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 to trust have been properly appointed and fully vested with all the title, estate, rights, powers, authorities, duties and obligations of the trust or the predecessor trustee.

... the interest of and every beneficiary (ies) hereunder and of all persons claiming under them or any of them shall be solely in the earnings, profits 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, or to but only an interest in the earnings, profits and proceeds thereon as aforesaid.

If the title to any of the above lands is now or hereafter registered in the Registrar of Titles, to hereby be void and to be registered 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 covenants 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 in execution or otherwise.

IN WITNESS WHEREOF the grantor aforesaid has hereunto set her hand and seal this 15th day of October, 2013.

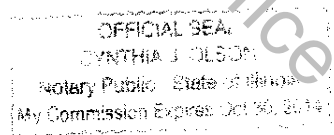
(Seal) Theresa Leonard
Theresa Leonard

STATE OF ILLINOIS
COUNTY OF COOK

I, Cynthia J. Olson, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Theresa Leonard 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 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 15th day of October, 2013.

Cynthia J. Olson
NOTARY PUBLIC



COUNTY ILLINOIS TRANSFER STAMPS
EXEMPT UNDER PROVISIONS OF PARAGRAPH (1)
SECTION 4, REAL ESTATE TRANSFER ACT

Theresa Leonard
Buyer, Seller or Representative

Mail Tax Bills to:
Ms. Theresa Leonard
5907 West 89th Street
Oak Lawn, Illinois 60453

This instrument was Prepared by and Return to:
LAW OFFICES OF JOHN Z. TOSCANI
12616 S. MARLEM AVENUE, PALOS HEIGHTS, ILLINOIS 60463

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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

5907 W. 89th Street,

Oak Lawn Il 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 5th day of November, 2013

Larry Deetjen
Village Manager

DR. SANDRA BURY
VILLAGE PRESIDENT

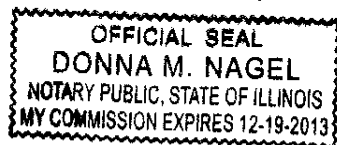
JAN L. M. QUINLAN, CMC
VILLAGE CLERK

LARRY R. DEETJEN, CM
VILLAGE MANAGER

VILLAGE TRUSTEES
MIKE CARBERRY
TIM DESMOND
ALEX G. OLFJNICZAK
CAROL R. QUINLAN
ROBERT J. STREIF
TERRY VORDERER

SUBSCRIBED and SWORN to before me this

5th Day of November, 2013



Property of Cook County Clerk's Office

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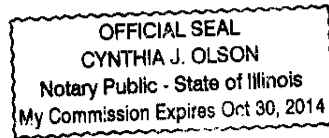
STATEMENT BY GRANTOR AND GRANTEE

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 October 25, 2013 SIGNATURE: Theresa Leonard
(Grantor or Agent)

Subscribed and sworn to before me by the said Grantor this 25th day of October, 20 13.

Cynthia J. Olson
Notary Public

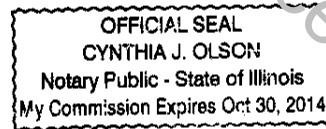


The Grantee or his/her agent affirms that, to the best of his/her knowledge, the name of the Grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois Corporation or foreign corporation authorized to do business or acquire and hold title to 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 October 25, 2013 SIGNATURE: Theresa Leonard
(Grantee or Agent)

Subscribed and sworn to before me by the said Grantee this 25th day of October, 20 13.

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).