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Doc#: 1502829046 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 01/28/2015 12:16 PM Pg: 1 of 3

WARRANTY DEED IN TRUST

THIS INDENTURE WITNESSETH, That the Grantors Darron Harrison and Tonnette Williams-Harrison, of the City of Chicago, the County of Cook and State of Illinois for and in consideration of Ten Dollars, and other good and valuable considerations in hand paid, conveys and warrants unto the FIRST COMMUNITY BANK AND TRUST, an Illinois Banking Corporation, 1111 Dixie Highway, Beecher, Illinois, 60401, duly authorized to accept and execute trusts in the State of Illinois, as Trustee under the provisions of a Trust Agreement dated the 24th day of September 2010 and known as Trust Number 2010-0390, the following described real estate in the County of Cook and State of Illinois to wit:

Permanent Tax ID NUMBER: 20-17-425-025-0000 and 20-17-425-026-0000
Street Address: 6224 S. Aberdeen, Chicago, Illinois 60621

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 improve, manage, protect and subdivide said premises or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision of 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 to a successor or successors in trust and to grant to such 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 present or in future, and upon any terms and for 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 of 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 considerations as it would be lawful for any person owning the same to deal with the same, whether similar or different from the ways above specified, at any time or times hereafter.

In no case shall any party dealing with said Trustee, or any successor in trust, 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 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, 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

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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 all amendments 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 all persons claiming under them shall be 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.

And the said grantor _____ hereby expressly waives _____ and releases _____ any and all right or 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 _____ hand(s) and seal(s) 7th this 7th day of January, 2015

[Signature]
Darron Harrison

[Signature]
Tonnette Williams-Harrison

STATE OF ILLINOIS
County of Cook SS

I, the, undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Darron Harrison and Tonnette Williams-Harrison 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 seal on this 7th day of January, 2015.



[Signature]
Notary Public

Mail this recorded instrument to:
First Community Bank and Trust
1111 Dixie Highway, P. O. Box 457
Beecher, Illinois 60401

Mail tax bills to:
First Community Bank and Trust U/T/A
P. O. Box 1432
Calumet City, Illinois 60409

This instrument prepared by:
Marjorie A. Fortner, Esquire
P.O. Box 1445
Frankfort, Illinois 60423

REAL ESTATE TRANSFER TAX		23-Jan-2015
	CHICAGO:	75.00
	CTA:	30.00
	TOTAL:	105.00

20-17-425-025-0000 | 20150101659094 | 2-127-302-272

REAL ESTATE TRANSFER TAX		23-Jan-2015
	COUNTY:	5.00
	ILLINOIS:	10.00
	TOTAL:	15.00

20-17-425-025-0000 | 20150101659094 | 0-791-940-736

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LEGAL DESCRIPTION - EXHIBIT A

Legal Description: LOTS 9 AND 10 IN HOGES SUBDIVISION OF THE SOUTH 1/2 OF THE EAST 1/2 OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index #'s: 20-17-425-026-0000 Vol. 0424 ⁰⁹⁵ + 20-17-425-~~026~~-0000

Property Address: 6224 S Aberdeen, Chicago, Illinois 60621

Property of Cook County Clerk's Office