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QUIT CLAIM DEED IN TRUST



Doc#: 1532947007 Fee: \$44.00
RHSP Fee:\$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 11/25/2015 11:01 AM Pg: 1 of 4

THIS INDENTURE WITNESSETH, that the Grantors, JAMES BITHOS, SR. and MARIANNE GUARDIOLA (n/k/a MARIANNE BITHOS), husband and wife, 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, Conveys

and warrants unto **FIRST MIDWEST BANK** of 2801 W. Jefferson, Joliet, Illinois 60435, its successor or successors as Trustee under the provisions of a trust agreement dated the 22 day of July, 2015, known as Trust Number 9201, the following described real estate in the County of Cook and State of Illinois, to-wit:

LOTS 49 AND 50 IN THE RESUBDIVISION OF BLOCK 15 OF ORCHARD RICH ADDITION TO SOUTH HARVEY, A SUBDIVISION OF THE SOUTH ½ OF THE NORTHWEST ¼ OF SECTION 30, TOWNSHIP 36 NORTH, RANGE 14, ALSO THE EAST ½ OF THE SOUTHEAST ¼ OF THE NORTHEAST ¼ OF SECTION 25 TOWNSHIP 36 NORTH, RANGE 13, ALSO THE EAST 16 FEET OF THE NORTHEAST ¼ OF THE NORTHEAST ¼ OF SECTION 25, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 29-30-124-052-0000

Address of Real Estate: 17016 Orchard Ridge Avenue, Hazel Crest, Illinois

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

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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 the hereinabove-described real estate is not subject to the reporting requirements of "The Responsible Property Transfer Act of 1988" (765 ILCS 90/1-90/7, as amended), and 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.

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In Witness Whereof, the grantor aforesaid has hereunto set her hand and seal this November 6 day of November 6, 2015.

(Seal) Marianne Bithos _____ James Bithos SR. _____ (Seal)

State of ILLINOIS)
)
County of COOK) ss.

I, Michael Brady, a Notary Public in and for said County, in the State aforesaid, do hereby certify that MARIANNE BITHOS and JAMES BITHOS, SR. personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as their 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 6 day of November 2015.

[Signature]
Notary Public

EXEMPT UNDER THE PROVISIONS OF PARAGRAPH (E) SECTION 31-45 OF THE PROPERTY TAX CODE.

DATED this 6 day of November, 2015

[Signature]
Attorney Signature

THIS INSTRUMENT WAS PREPARED BY:

Michael W. Brady
M.W. Brady Law Firm, P.C.
17407 67th Court, Suite 1
Tinley Park, Illinois 60477

PROPERTY ADDRESS:

17016 Orchard Ridge Avenue
Hazel Crest, Illinois 60429

PERMANENT INDEX NUMBER:

29-30-124-052-0000

AFTER RECORDING MAIL TO:

Michael W. Brady
M.W. Brady Law Firm, P.C.
17407 67th Court, Suite 1
Tinley Park, Illinois 60477

MAIL TAX BILL TO:

First Midwest Bank Trust Division
2801 W. Jefferson Street
Joliet, Illinois 60435

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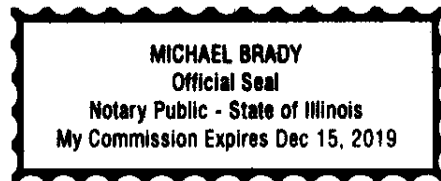
STATEMENT BY GRANTOR AND GRANTEE

The Grantor or his Agent affirms that, to the best of his knowledge, the name of the 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: 11-6, 2015.

Signature: Marianne Bithos
Grantor or Agent

Subscribed and sworn to before me
by the said Marianne Bithos
this 6 day of November, 2015.



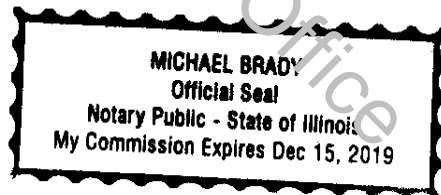
Notary Public [Signature]

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.

Dated: 11-6, 2015.

Signature: Marianne Bithos
Grantee or Agent

Subscribed and sworn to before me
by the said Marianne Bithos
this 6 day of November, 2015.



Notary Public [Signature]

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 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.)