

# UNOFFICIAL COPY

## WARRANTY DEED IN TRUST

THE INDENTURE WITNESSETH, that the Grantors: RONALD W. HOPKINS and MARGARET M. HOPKINS, husband and wife, of the Village of Crestwood, 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 2801 W. Jefferson Street, Joliet, Illinois 60435, its successor or successors as **Trustee** under the provisions of a Trust Agreement dated the 26<sup>th</sup> day of February, 2016 known as Trust Number 7617, the following described Real Estate in the County of Cook in the State of Illinois, to wit:



Doc#: 1606145000 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 03/01/2016 08:09 AM Pg: 1 of 3

**LOT 2 IN OBERT SUBDIVISION EAST, BEING A RESUBDIVISION OF LOT 12 IN BLOCK 5 IN ARTHUR T. MCINTOSH AND COMPANY'S MIDLOTHIAN HIGHLANDS, BEING A SUBDIVISION IN THE SOUTHEAST ¼ OF SECTION 3, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

Permanent Index Number: 28-03-410-034-0001  
Common Address: 4357 West 142<sup>nd</sup> Street, Crestwood, Illinois 60445

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 99 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 Grantors 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,

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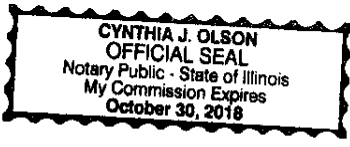
## STATEMENT BY GRANTOR AND GRANTEE

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 Feb. 26, 2016 SIGNATURE: Ronald W. Hopkins  
(Grantor or Agent)

Subscribed and sworn to before me by the said Ronald W. Hopkins this 26<sup>th</sup> day of February, 2016.

Cynthia J. Olson  
Notary Public

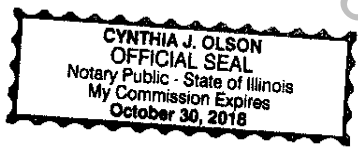


The Grantee or his/her agent affirms that, to the best of his/her knowledge, the name of the Grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois Corporation or foreign corporation authorized to do business or acquire and hold title to 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 Feb. 26, 2016 SIGNATURE: Ronald W. Hopkins  
(Grantee or Agent)

Subscribed and sworn to before me by the said Ronald W. Hopkins this 26<sup>th</sup> day of February, 2016.

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).