

# UNOFFICIAL COPY

Doc# 1712849101 Fee: \$52.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 05/08/2017 11:06 AM Pg: 1 of 3

Dec ID 20170401644074  
ST/CO Stamp 0-290-307-776 ST Tax \$223.50 CO Tax \$111.75

## WARRANTY DEED IN TRUST

THIS INDENTURE WITNESSETH, That the Grantor, Fischer Real Estate Sales and Consulting, Inc., 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 this 1<sup>st</sup> day of April, 2013 and known as Trust Number 2013-0446, the following described real estate in the County of Cook and State of Illinois to wit:

Lot 71 In Gleneagle Trail, Being A Subdivision Of Part Of The West Half Of The Northwest Quarter of Section 20, Township 35 North, Range 13, East Of The Third Principal Meridian, According To The Plat Thereof Recorded October 2, 2003 As Document No. 0327531071, In Cook County, Illinois

PERMANENT TAX NUMBER: 31-20-117-002-0000

STREET ADDRESS: 1014 Great Plains Ave, Matteson, Illinois 60443

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 praesenti 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 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 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

FIDELITY NATIONAL TITLE

OC 17005075

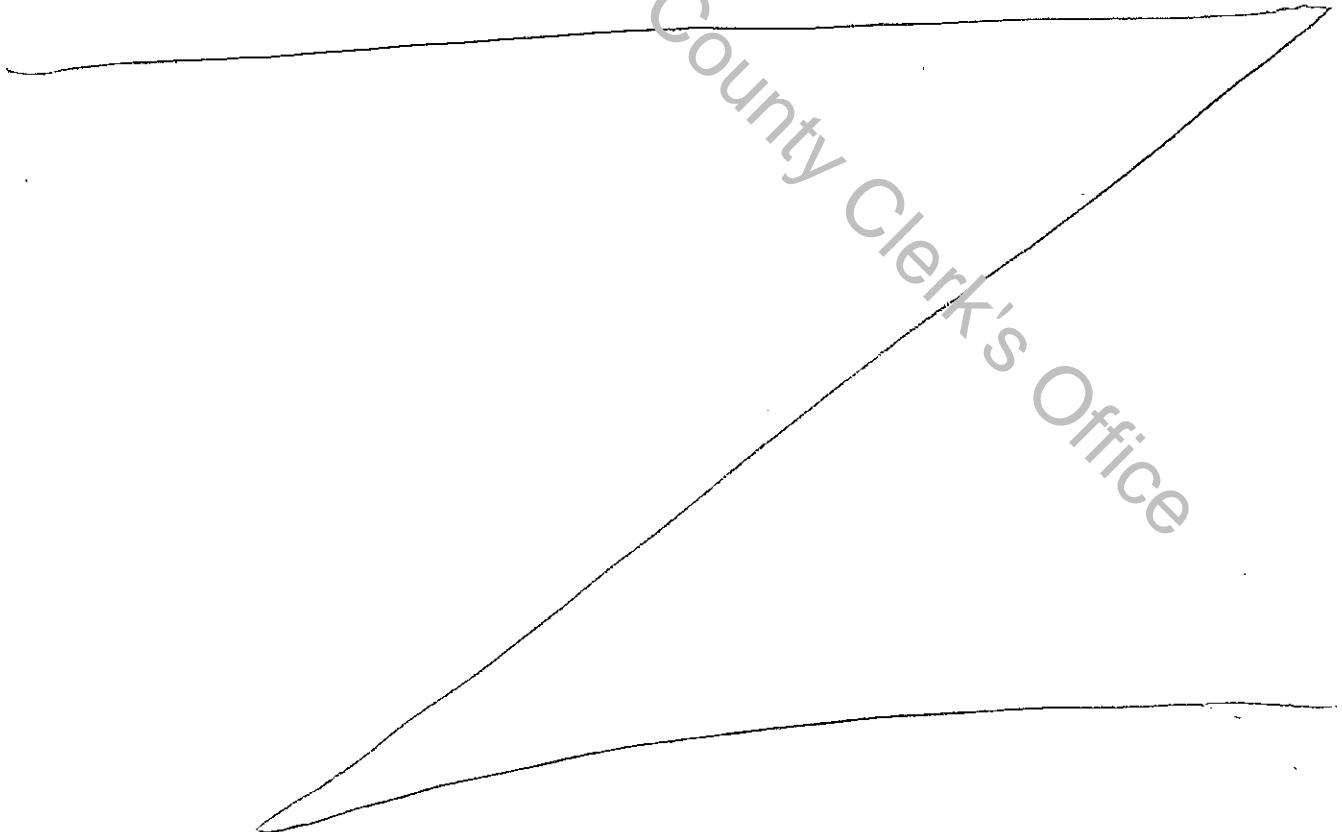
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with the same, whether similar or different from the ways above specified, at any time or times hereafter.

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 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 his, 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.



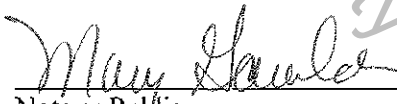
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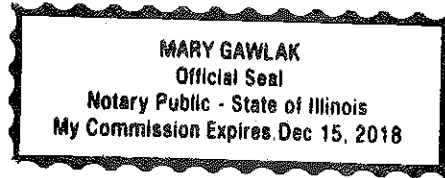
The date of this deed of conveyance is April 24, 2017.

  
FISCHER REAL ESTATE SALES AND CONSULTING INC  
BY: CHRISTIAN A. FISCHER, PRESIDENT



State of Illinois, County of SS. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Christian A. Fischer is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his 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 official seal on April 24, 2017.

  
Notary Public



(My Commission Expires 12-15-18)

REAL ESTATE TRANSFER TAX		03-May-2017
	COUNTY:	111.75
	ILLINOIS:	223.50
	TOTAL:	335.25
31-20-117-002-0/00   20170401644074   0-290-307-776		

This instrument was prepared by:  
Attorney Michelle Chavez  
PO Box 71  
Batavia, Illinois 60510

Send subsequent tax bills to:  
Raymond Williams and Robbie Williams  
1014 Great Plains Avenue  
Matteson, Illinois 60443

Mail recorded document to:  
Raymond Williams and Robbie Williams  
1014 Great Plains Avenue  
Matteson, Illinois 60443