

UNOFFICIAL COPY

WARRANTY DEED IN TRUST

10005090 (1/1) Accom

GIT

THIS INDENTURE WITNESSETH, that the Grantor(s), DENVER C. FAULKNER AND DENISE FAULKNER, Husband and wife, County of Cook, State of Illinois for and in consideration of TEN and 00/100 (\$10.00) and other good and valuable considerations in hand paid, CONVEY and WARRANT unto First Savings Bank of Hegewisch as Trustee under Trust Agreement dated August 3, 2007 and known as Trust No. 207114 the following described real estate in the County of Cook and State of Illinois, to-wit:

Doc#: 1900941005 Fee: \$52.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 01/09/2019 09:27 AM Pg: 1 of 3

Dec ID 20190101673303
ST/CO Stamp 0-470-349-472
City Stamp 1-901-164-192

UNIT NO. 745-2S IN CHATHAN GROVE "I" CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 38, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS AS WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 24958715 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS

Permanent Tax Number: 20-34-413-053-1023

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 or part thereof, and to re-subdivide 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 futuro*, 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 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.

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 of the trust created by this indenture and by said trust agreement was in full 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.


And the said grantor hereby expressly waives and release 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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In Witness Whereof, the grantors aforesaid have hereunto set their hands and seals this 13TH day of August, 2018


DENVER C. FAULKNER

| REAL ESTATE TRANSFER TAX | | 08-Jan-2019 |
|--|---|--------------------------------|
|  |  | COUNTY: 0.00 |
| | | ILLINOIS: 0.00 |
| | | TOTAL: 0.00 |
| 20-34-413-053-1023 | | 20190101673303 0-470-349-472 |


DENISE FAULKNER

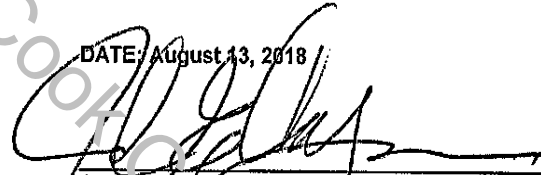
| REAL ESTATE TRANSFER TAX | | 08-Jan-2019 |
|--|--|--------------------------------|
|  | | CHICAGO: 0.00 |
| | | CTA: 0.00 |
| | | TOTAL: 0.00 * |
| 20-34-413-053-1023 | | 20190101673303 1-901-164-192 |

* Total does not include any applicable penalty or interest due.

THIS INSTRUMENT WAS PREPARED BY:
ARMAND E. CAPANNA, ESQ.
13220 SOUTH BALTIMORE AVENUE
CHICAGO, IL. 60633

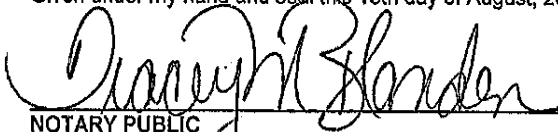
EXEMPT UNDER PROVISIONS OF PARAGRAPH (E)
SECTION 31-45 PROPERTY TAX CODE

DATE: August 13, 2018


ARMAND E. CAPANNA, ESQ., REPRESENTATIVE

I, the undersigned, a Notary Public in and for said County and State aforesaid, do hereby certify that DENVER C. FAULKNER and DENISE FAULKNER 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 severally acknowledged that they signed, sealed and delivered the said instrument pursuant as their free and voluntary act and deed for the uses and purposes therein set forth.

Given under my hand and seal this 13th day of August, 2018.


NOTARY PUBLIC



PROPERTY ADDRESS: 745 EAST 84TH PLAC, #2S, CHICAGO, ILLINOIS 60619

AFTER RECORDING, PLEASE MAIL TO:
ARMAND E. CAPANNA
TRUST OFFICER
FIRST SAVINGS BANK OF HEGEWISCH
13220 SOUTH BALTIMORE AVENUE
CHICAGO, IL. 60633

SEND SUBSEQUENT TAX BILLS TO:
DENVER C. FAULKNER and DENISE FAULKNER
1857 COVENANT LANE
LYNWOOD, IL. 60411

THIS INSTRUMENT FILED FOR RECORD
BY GIT AS AN ACCOMODATION ONLY.
IT HAS NOT BEEN EXAMINED AS TO ITS
EXECUTION OR AS TO THE EFFECT UPON
TITLE.

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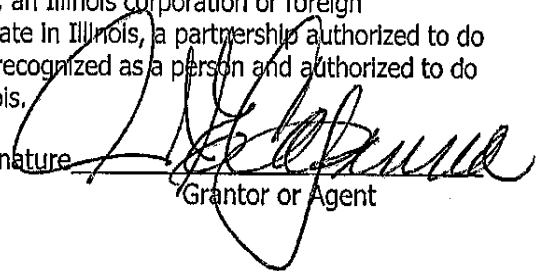
ATA National Title Group
16335 South Harlem, Suite 100
Tinley Park, IL 60477

STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his 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.

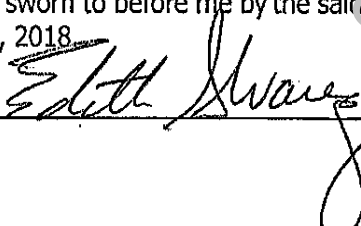
Dated AUGUST 13, 2018

Signature


Grantor or Agent

Subscribed and sworn to before me by the said ARMAND E. CAPANNA, affiant this 13TH day of AUGUST, 2018.

Notary Public

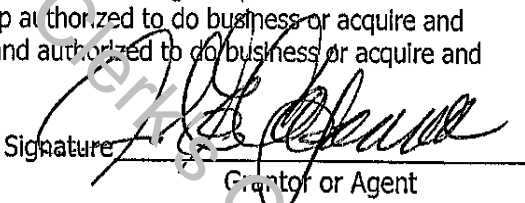




The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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.

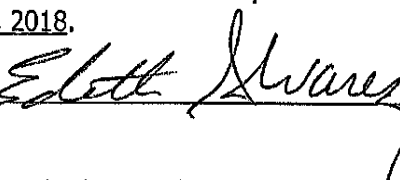
Dated AUGUST 13, 2018

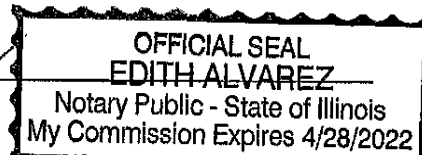
Signature


Grantor or Agent

Subscribed and sworn to before me by the said ARMAND E. CAPANNA affiant this 13TH day of AUGUST, 2018.

Notary Public





Note: Any person who knowingly submits a false statement concerning the identity of the 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.)