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Fidelity National Title OC23021286

Doc#: 2401906356 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/19/2024 03:42 PM Pg: 1 of 5

Dec ID 20240101610054
ST/CO Stamp 1-058-067-504 ST Tax \$540.00 CO Tax \$270.00

Deed In Trust

ILLINOIS

Above Space for Recorder's Use Only

THE GRANTOR(s) Marth Enterprises, Inc., an Illinois Corporation of the City of Orland Park, County of Cook and State of Illinois, for and in consideration of the sum of TEN and 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(s) and WARRANT(s) unto (Name and Address of Grantee-s) Robert J. Craven, Trustee of the Robert J. Craven 2003 Declaration of Trust dated May 8, 2003 and any amendments thereto And Margaret A. Craven, Trustee of the Margaret A. Craven 2003 Declaration of Trust dated May 8, 2003 and any amendments thereto, Orland Park, Illinois, as Trustee under the provisions of a trust agreement (hereinafter referred to as 'said trustee,' regardless of the number of trustees,) and unto all and every successor or successors in trust under said trust agreement, the following described real estate in the County of Cook and State of Illinois, to Wit: *(see legal description rider attached as page 3 hereto).*

SUBJECT TO: General taxes for 2023 and subsequent years; Covenants, conditions and restrictions of record, if any;

Permanent Real Estate Index Number(s): 27-02-417-006-0000

Address(es) of Real Estate:
8005 W. 142ND Place
Orland Park, IL 60462

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 are hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof: to dedicate parks, street, highways, or alleys; 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 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.

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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 earning 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(s) hereby expressly waive(s) and release(s) 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 and sale on execution or otherwise.

In WITNESS WHEREOF, the GRANTOR(s) aforesaid has/have hereunto set his/her/their hand(s) and seal(s) on the date stated herein.

The date of this deed of conveyance is

11/18/24

James Marth

(SEAL) James Marth, President

Carol Marth

Carol Marth, Secretary

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 James Marth, President and Carol Marth, Secretary, personally known to me to be the same person(s) whose name(s) is(are) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she(they) signed, sealed and delivered the said instrument as his/her(their) free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.



(My Commission Expires 9/10/26)

Given under my hand and official seal.

Christine Gentile

Notary Public

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LEGAL DESCRIPTION

For the premises commonly known as:

8005 W. 142nd Place
Orland Park, IL 60462

~~LOT 6 IN THE VILLAS OF COBBLESTONE, BEING A SUBDIVISION OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 12, 2020 AS DOCUMENT NUMBER 2031706140, IN COOK COUNTY, ILLINOIS.~~

See Attached legal

This instrument was prepared by Richard R. Wojnarowski 11212 S. Harlem, Worth, IL 60482	Send subsequent tax bills to: Illinois	Recorder-mail recorded document to:
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*Robert J. Craven
8005 W 142nd Pl
Orland Park IL
60462*

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Orland Park IL
60462*

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EXHIBIT A

Order No.: OC23021286

For APN/Parcel ID(s): 27-02-417-006-0000

For Tax Map ID(s): 27-02-417-006-0000

THAT PART OF LOT 6 IN THE VILLAS OF COBBLESTONE, BEING A SUBDIVISION IN THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS,

LYING EASTERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 6 ON THE SOUTH RIGHT-OF-WAY OF 142ND PLACE, THENCE NORTH 88 DEGREES, 14 MINUTES, 56 SECONDS EAST ALONG SAID SOUTH RIGHT-OF-WAY A DISTANCE OF 50.91 FEET TO THE POINT OF BEGINNING, THENCE SOUTH 01 DEGREE 50 MINUTES, 17 SECONDS EAST A DISTANCE OF 119.00 FEET TO THE POINT OF TERMINATION ON THE SOUTH LINE OF SAID LOT 6, ALSO BEING THE NORTH RIGHT-OF-WAY OF 143RD STREET, SAID POINT BEING A DISTANCE OF 71.06 FEET WESTERLY ALONG SAID 143RD ST. RIGHT-OF-WAY FROM THE SOUTHEAST CORNER OF SAID LOT 6.

ALL IN COOK COUNTY, ILLINOIS.

Unit 11

Cook County Clerk's Office

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REAL ESTATE TRANSFER TAX

18-Jan-2024



COUNTY:	270.00
ILLINOIS:	540.00
TOTAL:	810.00

27-02-417-006-0000

| 20240101610054 | 1-058-067-504

Property of Cook County Clerk's Office