



**UNOFFICIAL COPY**  
 Southwest Financial Bank and Trust Company

91221658

MAY 19 1989

**WARRANTY DEED IN TRUST**


This Indenture Witnesseth, That the Grantor F.I.D.C., INC. -----  
 -----  
 of the County of COOK ----- and the State of ILLINOIS ----- for and in consideration of  
TEN DOLLARS ----- Dollars,  
 and other good and valuable consideration in hand paid, Convey \$ and Warrant \$ unto Southwest Financial Bank and Trust  
 Company, an Illinois banking corporation its successor or successors as Trustee under the provisions of a trust agreement dated the  
THIRD day of MAY 19 89 known as Trust Number 1-0052 -----, the following described  
 real estate in the County of COOK ----- and State of Illinois, to-wit:


LOTS 102 & 103 IN TIMBERS ESTATES PHASE I, BEING A SUBDIVISION OF PART  
 OF THE WEST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 27 AND THE EAST 1/2  
 OF THE SOUTH WEST 1/4 OF SECTION 27, TOWNSHIP 36 NORTH, RANGE 12 EAST  
 OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

13<sup>00</sup>

RE State 08  
RE Cook 49

P.I.N. 27-27-400-003-0000 PIQ & OP

COOK CO. REC. 016  
 1 1 3 3 8 6  
  
 STATE OF ILLINOIS  
 REAL ESTATE TRANSFER TAX  
 MAY 10 '89  
 DEPT. OF REVENUE  
 \$ 8.00

0 4 7 5 3 6  
 Cook County  
 REAL ESTATE TRANSACTION TAX  
 REVENUE STAMP MAY 10 '89  
 No. 11424  
  
 \$ 49.00

\*SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS OF RECORD  
 \*SUBJECT TO GENERAL TAXES FOR 1990 AND SUBSEQUENT YEARS

Property Address: LOTS 102 & 103 IN TIMBERS ESTATES PHASE I, TINLEY PARK, IL  
 Permanent Real Estate Index No. 27-27-400-003-0000 PIQ & OP

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 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 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 present 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 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 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 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 waive \$ and release \$ any and all right or benefit under and by virtue of any act of any state or federal government, or any agency thereof, by the exemption of probate proceedings from sale on execution or otherwise.

102-95-304

CTI # 7295 304

91221658

# UNOFFICIAL COPY

In Witness Whereof, the grantor S aforesaid ha S hereunto set S hand S and seal S this  
16TH day of APRIL 19 91.

(SEAL) Jeanette M. Function  
SENIOR VICE PRESIDENT

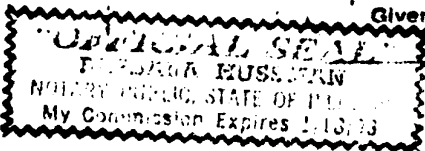
ATTEST: Denise R. Regan (SEAL)  
ASST. V.P.

State of ILLINOIS  
County of COOK S.S.

I, BARBARA HUSSMAN a Notary Public  
in and for said County, in the State aforesaid, do hereby certify that JEANETTE M. FUNCTION,  
PERSONALLY KNOWN TO BE SENIOR VICE PRESIDENT OF F.I.D.C., INC. AND  
DENISE R. REGAN, PERSONALLY KNOWN TO BE ASST. V.P. OF F.I.D.C., INC.

personally known to me to be the same person S  
whose name S subscribed to the foregoing instrument,  
appeared before me this day in person and acknowledges 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 & OFFICIAL seal this 16TH day of APRIL A.D. 19 91



Barbara Hussman  
Notary Public

After Recording Mail to: Southwest Financial Bank and Trust Company  
9901 South Western Avenue  
Chicago, IL 60643  
(312) 779-6000

Prepared By: DENISE R. REGAN F.I.D.C., INC.  
16406 S. LATHROP AVENUE  
HARVEY, IL 60426

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1991 APR 16 10 50 AM

BOX 333