

# UNOFFICIAL COPY

92794708

This Indenture Witnesseth, That the Grantor S. VINCENT PODNAR and NANCY PODNAR, his wife, Formerly known as NANCY GILFOY,

of the County of Cook and the State of Illinois for and in consideration of TEN AND NO/100 (\$10.00) Dollars, and other good and valuable considerations in hand paid, convey and warrant unto FIRST MIDWEST TRUST COMPANY, NATIONAL ASSOCIATION, successor in interest to First Midwest Bank/Illinois, National Association, of 181 N. CHICAGO Street, Joliet, Illinois 60431, its successor or successors as Trustee under the provisions of a trust agreement dated the 22nd day of July 1992 known as Trust Number 102 700 109-2 the following described real estate in the County of Cook and State of Illinois, to-wit:

Lot 27 in Block 63 in the Village of Park Forest Area Number 5, being a Subdivision of the East Half of Section 35 and the West Half of Section 36, Township 35 North, Range 13 East of the Third Principal Meridian, according to the Plat thereof recorded in the Recorder's Office of Cook County, Illinois, August 3, 1951, as Document No. 15149014, in Cook County, Illinois;

SUBJECT TO: 1992 real estate taxes and subsequent years. Covenants, conditions and restrictions of record.

PIN 31-35-414-002

92794708

DEPT-01 RECORDING 923.00  
T84444 TRAN 9822 10/26/92 1411700  
83689 # 92794708

COOK COUNTY RECORDER

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 or its heirs, managers, agents and substitute said premises or any part thereof, to dedicate, locate, street, 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 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 demand, to collect, 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 connection or reversion, by lease 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 lease 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 to renew leases and options to purchase the whole or any part of the reversion and to contract respecting the manner of having the same, or present or future rentals, in partition or to exchange said property, or any part thereof, for other real or personal property, to grant easements or interests of any kind, to release, convey or assign any right, title or interest in or about or 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 acting in the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

The Grantor, hereby expressly warrant to the Grantee (and all successors in interest), that the hereinabove-described real estate is not subject to the recording requirements of "The Responsible Property Transfer Act of 1988" (30 Ill. Rev. Stat. Ann. 604-607, as Amended), and 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 charged 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 charged 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 as herein and every deed, trust deed, mortgage, lease or other instrument executed by said trustee in relation to said real estate shall be conclusively 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 of 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 in compliance with all beneficiaries under it, (c) that said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, 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, trusts and obligations of the, 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 rents, profits 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, rents and proceeds thereof as aforesaid.

It is the intent of the above lands to now be registered, the Registrar of Titles is hereby directed not to register or note in the public records of this State any instrument, the words "in trust" or "upon condition," or "with limitations," or words of similar import, in accordance with the proviso in such acts as are provided.

And the said grantor, hereby expressly waive and release any and all right or benefits 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.

In witness whereof, the grantor, S. Vincent Podnar and Nancy Gilfoy, his wife, do hereby certify that they have signed the foregoing instrument on this 8th day of October 1992.

(REAL) Vincent Podnar  
Vincent Podnar

Nancy Gilfoy, Nancy Podnar  
Nancy Gilfoy

*Handwritten initials*

ADDRESS OF PROPERTY:  
236 Blackhawk Drive  
Park Forest, IL 60466

REAL ESTATE  
TRAPPER FAX I 68dols00cts

BOX 327

THIS INSTRUMENT PREPARED BY:  
DONALD E. ARNELL  
ATTORNEY AT LAW  
418 OGDEN HIGHWAY  
CHICAGO HEIGHTS, IL 60411

# UNOFFICIAL COPY

Filed in Court

WARRANTY

CHICAGO HEIGHTS, ILL. 60631  
418 DIXIE HIGHWAY  
ATTORNEY AT LAW  
DONALD E. ARNELL  
THIS INSTRUMENT PREPARED BY

STATE OF ILLINOIS  
COUNTY OF COOK

DONALD E. ARNELL,

Notary Public in and for said County, in the last aforesaid, do hereby certify that VINCENT PODNAR and NANCY PODNAR, formerly known as NANCY

GILROY,

formerly known to me to be the same persons, whose names

subscribed to the foregoing instrument, appeared before me this day in person

and acknowledged 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 and notarial seal this

10th day of October, A. D. 1992

Notary Public,

OFFICIAL SEAL  
Donald E. Arnell  
Notary Public, State of Illinois  
My Commission Expires January 8, 1993

STATE OF ILLINOIS  
COUNTY OF COOK

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AFTER RECORDING  
MAIL THIS INSTRUMENT TO

PERMANENT INDEX NUMBER

31-35-414-042

MAIL TAX BILL TO

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FIRST MIDWEST TRUST COMPANY  
NATIONAL ASSOCIATION,  
121 North Chicago Street  
JOLIET, ILLINOIS, 60431

THIS SPACE FOR AFFIXING RIDERS AND REVENUE STAMPS

PROPERTY OF COOK COUNTY CLERK'S OFFICE  
PROPERTY OF REAL ESTATE TAX  
1727  
5550

60-46205