

# UNOFFICIAL COPY

## WARRANTY DEED IN TRUST

COOK  
F.  
100

97370515

\*\*3001\*\*

RECORDING # 29.00

MAIL # 0.50

The above space for recorder's use only

97370515 #

3019 MCH 14:41

THIS INDENTURE WITNESSETH, That the Grantor, s. MICHAEL CONSORTI and JOAN CONSORTI,  
his wife,

of the County of Cook and State of Illinois, for and in consideration  
of the sum of Ten and 00/100

Dollars (\$ 10.00 ) in hand paid, and of other good and valuable considerations, receipt of  
which is hereby duly acknowledged, Convey and Warrant unto State Bank of Countryside, a  
banking corporation duly organized and existing under the laws of the State of Illinois, and duly  
authorized to accept and execute trusts within the State of Illinois, as Trustee under the provisions of a  
certain Trust Agreement, dated the 25th day of March  
19 97, and known as Trust Number 17-1769, the following described  
real estate in the County of Cook and State of Illinois, to-wit:

SEE LEGAL DESCRIPTION ON EXHIBIT A ATTACHED HERETO AND MADE A PART  
HEREOF.

Subject to: (1) Real estate taxes for the year 1906 and subsequent  
years; (2) Easements, covenants and restrictions of record.

Permanent Index Numbers: Part of 97370515  
28-09-400-012 and 28-09-400-013

Address of Property: Vacant Property near 5040 W. 149th Street,  
Midlothian, IL

### SUBJECT TO

TO HAVE AND TO HOLD the said real estate 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 real estate or any part thereof, to dedicate parks, streets, highways or alleys and to vacate  
any subdivision or part thereof, and to re-subdivide said real estate 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 real estate 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 real estate, or any part thereof, to  
lease said real estate, 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

This space for affixing Filers and Revenue Stamps

COOK COUNTY CLERK'S OFFICE

2930

7-1769

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1ST  
1174-818

STATE OF ILLINOIS

MAY-89 00100  
REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE 966568

1ST  
1174-818

STATE OF ILLINOIS

MAY-89 00900  
REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE 966868

Cook County  
REAL ESTATE TRANSACTION TAX  
MAY-89/ 00500  
REVENUE STAMP 966906

97370515

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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 real estate, 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 real estate or any part thereof, and to deal with said real estate 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 thereafter.

In no case shall any party dealing with the Trustee, or any successor in trust, in relation to said real estate, or to whom said real estate, or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said Trustee, or any successor in trust, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on said real estate, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the authority, 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, or any successor in trust, in relation to said real estate shall be conclusive evidence in favor of every person (including the Registrar of Titles of said county) 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 all amendments thereof, if any, and binding upon all beneficiaries thereunder, (c) that said Trustee, or any successor in trust, 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.

This conveyance is made upon the express understanding and condition that neither State Bank of Countryside, individually or as Trustee, nor its successor or successors in trust shall incur any personal liability or be subjected to any claim, judgment or decree for anything it or they or its agents or attorneys may do or omit to do in or about the said real estate or under the provisions of this Deed or said Trust Agreement or any amendment thereto, or for injury to person or property happening in or about said real estate any and all such liability being hereby expressly waived and released. Any contract, obligation or indebtedness incurred or entered into by the Trustee in connection with said real estate may be entered into by it in the name of the then beneficiaries under said Trust Agreement as their attorney-in-fact, hereby irrevocably appointed for such purposes, or at the election of the Trustee, in its own name, as Trustee of an express trust and not individually (and the Trustee shall have no obligation whatsoever with respect to any such contract, obligation or indebtedness except only so far as the trust property and funds in the actual possession of the Trustee shall be applicable for the payment and discharge thereof). All persons and corporations whomsoever and whatsoever shall be charged with notice of this condition from the date of the filing for record of this Deed.

The interest of each and every beneficiary hereunder and under said Trust Agreement 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 any 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, the intention hereof being to vest in said State Bank of Countryside the entire legal and equitable title in fee simple, in and to all of the real estate above described.

If the title to any of the above real estate 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 case made and provided, and said Trustee shall not be required to produce the said Agreement or a copy thereof, or any extracts therefrom, as evidence that any transfer, charge or other dealing involving the registered lands is in accordance with the true intent and meaning of the trust.

And the said grantors \_\_\_\_\_ hereby expressly waive \_\_\_\_\_ 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.

TICOR TITLE  
0342903

Document Number

0342903

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In Witness Whereof, the grantor s \_\_\_\_\_ aforesaid have \_\_\_\_\_ hereunto set their  
hand s \_\_\_\_\_ and seal s \_\_\_\_\_ this \_\_\_\_\_ 31st \_\_\_\_\_ day of  
\_\_\_\_\_ March \_\_\_\_\_ 19 97 \_\_\_\_\_

00347603

Michael Consorti (Seal)

Joan Consorti (Seal)

MICHAEL CONSORTI.....

JOAN CONSORTI.....

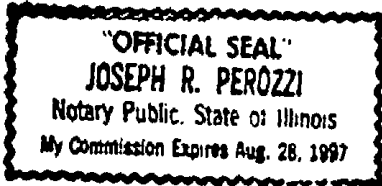
\_\_\_\_\_(Seal)

\_\_\_\_\_(Seal)

STATE OF ILLINOIS,  
COUNTY OF COOK

SS. I, Joseph R. Perozzi, a Notary  
Public in and for said County, in the state aforesaid, do hereby  
certify that Michael Consorti and Joan  
Consorti, his wife,

personally known to me to be the same persons  
whose name s are \_\_\_\_\_ subscribed to the foregoing



instrument, executed 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 \_\_\_\_\_ 31st  
day of March \_\_\_\_\_ 19 97 \_\_\_\_\_



Joseph R. Perozzi  
Notary Public

97370515

THIS INSTRUMENT WAS PREPARED BY:

Joseph R. Perozzi

165 West Tenth Street

Chicago Heights, IL 60411

Mail to:

STATE BANK OF COUNTRYSIDE  
6734 Joliet Road • Countryside, IL 60525  
(708) 485-3100

00347603

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## EXHIBIT A - LEGAL DESCRIPTION

THAT PORTION OF THE EAST 1/2 OF LOT 10 IN ARTHUR T. MCINTOSH'S MIDLOTHIAN FARMS, BEING A SUBDIVISION OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 AND THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, BEING BOUND AND DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF LOT 3 IN T.M. SULLIVAN'S SUBDIVISION, BEING A SUBDIVISION OF THE SOUTH 150.00 FEET OF THE WEST 111.00 FEET AND THE SOUTH 130.00 FEET, EXCEPT THE WEST 111.00 THEREOF, OF THE EAST 1/2 OF LOT 10 IN ARTHUR T. MCINTOSH'S MIDLOTHIAN FARMS, BEING A SUBDIVISION OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 AND THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID POINT ALSO BEING A POINT ON THE WEST LINE OF ORCHARD RIDGE SUBDIVISION, BEING A SUBDIVISION OF LOT 9, AND THAT PART OF VACATED LAVERGNE AVENUE LYING EAST OF AND ADJOINING SAID LOT 9, IN ARTHUR T. MCINTOSH'S MIDLOTHIAN FARMS, BEING A SUBDIVISION OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 AND OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND BLOCK 10, AND THAT PART OF VACATED LAVERGNE AVENUE LYING WEST OF AND ADJOINING SAID BLOCK 10, IN ARTHUR T. MCINTOSH'S ADDITION TO MIDLOTHIAN FARMS, BEING A SUBDIVISION OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4, AND THE EAST 1/2 OF SAID SOUTHEAST 1/4 OF SECTION 9, THE WEST 1/2 OF THE SOUTHWEST 1/4, AND THE WEST 33/80 OF THE EAST 1/2 OF SAID SOUTHWEST 1/4 OF SECTION 10, ALL IN TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE NORTH 0 DEGREES, 15 MINUTES, 14 SECONDS WEST ALONG THE WEST LINE OF SAID ORCHARD RIDGE SUBDIVISION, A DISTANCE OF 50.00 FEET; THENCE SOUTH 90 DEGREES, 00 MINUTES, 00 SECONDS WEST ALONG A WESTERLY EXTENSION OF THE NORTH LINE OF LOT 3 IN SAID ORCHARD RIDGE SUBDIVISION, A DISTANCE OF 111.12 FEET TO AN INTERSECTION WITH THE NORTHERLY EXTENSION OF THE WEST LINE OF LOT 2 IN SAID T.M. SULLIVAN'S SUBDIVISION; THENCE SOUTH 0 DEGREES, 15 MINUTES, 50 SECONDS WEST ALONG THE NORTHERLY EXTENSION OF LOT 2 IN SAID T.M. SULLIVAN'S SUBDIVISION, A DISTANCE OF 20.00 FEET TO THE NORTH LINE OF SAID T.M. SULLIVAN'S SUBDIVISION; THENCE NORTH 89 DEGREES, 48 MINUTES, 08 SECONDS EAST ALONG SAID NORTH LINE OF T.M. SULLIVAN'S SUBDIVISION, A DISTANCE OF 55.50 FEET TO THE NORTHEAST CORNER OF LOT 2 IN SAID T.M. SULLIVAN'S SUBDIVISION; THENCE SOUTH 0 DEGREES, 15 MINUTES, 50 SECONDS EAST ALONG THE EAST LINE OF LOT 2 IN SAID T.M. SULLIVAN'S SUBDIVISION, A DISTANCE OF 20.00 FEET TO THE NORTHWEST CORNER OF LOT 3 IN SAID T.M. SULLIVAN'S SUBDIVISION; THENCE NORTH 89 DEGREES, 48 MINUTES, 08 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 3 IN T.M. SULLIVAN'S SUBDIVISION, A DISTANCE OF 55.62 FEET TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS.

97370515

2024/11/13

00342603

TICOR TIME

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