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2001-08-20 08:57:43
Cook County Recorder 25.50



The above space for recorder's use only

WARRANTY DEED IN TRUST

This Indenture Witnesseth, That the Grantor MARK W. LANCASTER AND JENNIFER LANCASTER, husband and wife

of the County of Cook and the State of Illinois for

and in consideration of Ten Dollars, and other good and valuable consideration in hand paid, Convey _____ and Warrant _____ unto AmeriMark Bank, an

Illinois banking association, of 305 West St. Charles Road, Villa Park, Illinois, its successor or successors as Trustee under the provisions of a trust agreement dated the 6th day of October 19 99

known as Trust Number 99-399, the following described real estate in the County of Cook and State of Illinois, to-wit:

See Attached Legal Description
Subject To: See attached



Permanent Real Estate Index No. 09-28-307-027 Common Address 2371 Birch Street
Des Plaines, IL 60018

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 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 198 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.

This space for affixing riders and revenue stamps

Document Number



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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 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 any of the above land 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 s 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.

In Witness Whereof, the grantor s aforesaid have hereunto set their hand s and seal s this 27th day of July X~~0~~ 2001.

Mark W. Lancaster (SEAL) Jennifer Lancaster (SEAL)
Mark W. Lancaster (SEAL) Jennifer Lancaster (SEAL)

State of ILLINOIS
County of COOK } SS.

I, the undersigned a Notary Public in and for said County, the state aforesaid, do hereby certify that MARK W. LANCASTER & JENNIFER LANCASTER

personally known to me to be the same person s whose name s are 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 27th day of July X~~0~~ 2001

Mary E. Kruse
"OFFICIAL SEAL"
MARY E. KRUSE
Notary Public, State of Illinois
MY COMMISSION EXPIRES 3/14/2003

Return to:
AmeriMark Bank
BOX 340
VILLA PARK, IL 60181

This instrument was prepared
by Daniel J. Dowd, Esq./Dowd, Dowd & Mertes Ltd.
701 Lee St., Suite 790; Des Plaines IL 60016

STATE OF ILLINOIS
STATE TAX
AUG. 14. 01
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE
0000022781
REAL ESTATE TRANSFER TAX
0025500
FP326652

COOK COUNTY
REAL ESTATE TRANSACTION TAX
AUG. 14. 01
COUNTY TAX
REVENUE STAMP
0000022688
REAL ESTATE TRANSFER TAX
0012750
FP326665

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LEGAL DESCRIPTION

That part lying South of the North 565.0 feet as measured on the West line thereof, and North of the South 197.88 feet as measured on the West line thereof of the South 5 acres of the Westerly 8 acres of the Easterly 24 acres of the South East Quarter of the Southwest Quarter of Section 28, Township 41 North, Range 12, East of the Third Principal Meridian (excepting therefrom those parts thereof heretofore dedicated for street purposes as per Document No. 19836287 and Document No. 19978909), in Cook County, Illinois.

Address of Property: 2371 Birch Street, Des Plaines, Illinois

Permanent Index No.: 09-28-307-027

SUBJECT TO: Covenants, conditions and restrictions of record and general real estate taxes for 2000 and subsequent years.

Property of Cook County Clerk's Office