

UNOFFICIAL COPY

0020855500

8/07/0004 32 002 Page 1 of 4
2002-08-06 10:48:38
Cook County Recorder 27.50



0020855500

PREPARED BY:
Sheldon L. Lebold
Sheldon L. Lebold & Associates, Ltd.
16061 S. 94th Avenue
Orland Hills, IL 60477

COOK COUNTY
RECORDER
EUGENE "GENE" MOORE
BRIDGEVIEW OFFICE

MAIL TO:
Standard Bank and Trust Company
7800 West 95th Street
Hickory Hills, IL 60457
ATTN: Land Trust Dept.



DEED IN TRUST

THIS INDENTURE WITNESSETH that the Grantor, JAMES M. BRODER, a single person, 16754 South 91st Avenue, Orland Hills, of the County of Cook and State of Illinois for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations in hand paid. Convey and warrant unto STANDARD BANK AND TRUST COMPANY, a corporation of Illinois as Trustee under the provisions of a Trust Agreement dated the 22nd day of July, 2002, and known as Trust Number 17380 the following described real estate in the County of Cook and State of Illinois, to wit:

SEE LEGAL DESCRIPTIONS ATTACHED HERETO AS EXHIBIT "A" AND MADE A PART HEREOF.

EXEMPT UNDER PROVISIONS OF
PARAGRAPH E, SECTION 4,
REAL ESTATE TRANSFER TAX ACT.

DATE: 8/6/02

Kevin P. Bon

SIGNATURE OF BUYER/SELLER
OR THEIR REPRESENTATIVE

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the uses and purposes herein 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 sell on any terms, to convey either with or without consideration, to donate, to dedicate, to mortgage, pledge or otherwise encumber; to lease said property, or any part thereof, from time to time, by leases to commence in present or in future, and upon any terms and for any period or periods of time not exceeding 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 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 said premises 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, to whom said premises, or any part thereof, shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, and in no case shall any party dealing with said trustee in relation to said premises, be obliged to see 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 privileged or obliged to inquire into any of the terms of said Trust Agreement.

The interest of each and every beneficiary hereunder and of all persons claiming under them, is hereby declared to be personal property and to be in the earnings, avails and proceeds arising from the disposition of the premises; the intencion hereof being to vest in said STANDARD BANK AND TRUST COMPANY the entire legal and equitable title in fee, in and to all the premises above described.

And the said grantor hereby expressly waives and releases 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 aforesaid has hereunto set his hand and seal this 22nd day of July, 2002.

James M. Broder

JAMES M. BRODER

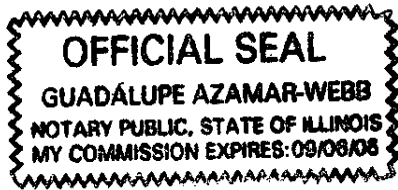
I, the undersigned, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY, that
JAMES M. BRODER, a single person,

personally known to me to be the same person whose name is subscribed to the foregoing instrument appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his 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 22nd day July, 2002, A.D.

Guadalupe Azamar-Webb

NOTARY PUBLIC



DEED IN TRUST

(WARRANTY DEED)



STANDARD BANK AND TRUST CO.
7800 West 95th Street, Hickory Hills, IL 60457

UNOFFICIAL COPY

EXHIBIT "A"

Legal Descriptions

The North 1/2 of Lot 44 and all of Lot 45, in Block 6, in Westhaven Homes Resubdivision, of Westhaven Homes Unit 1 and Westhaven Homes Unit 2, in the North 1/2 of Section 27, Township 36 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

P.I.N.: 27-27-205-055

Common address: 16754 S. 91st Avenue, Orland Hills, IL 60477

Lots 21 and 22, both inclusive, in Block 3 in Croissant Park Markham 9th Addition of the Southwest 1/4 of the Southeast 1/4 of Section 14, Township 36 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

P.I.N.s: 28-14-417-040; 28-14-417-033

Common address: 15732 S. St. Louis, Markham, IL 60426

Lots 17, 18 and 19 in Block 1 in Croissant Park Markham 12th Addition, being a Subdivision of the Northeast 1/4 of the Southeast 1/4 of Section 14, Township 36 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

P.I.N.s: 28-14-405-017; 28-14-405-018; 82-14-405-019

Common address: 15531 South Homan, Markham, IL 60426

Lots 1 through 9, inclusive, in Watkins Outreach Development Resubdivision of Lots 4 and 5 (except the West 245.00 Feet thereof) and all of Lot 6 in Block 4 in Grover C. Elmore's and Company's Hazelcrest Farms, being a Subdivision in the Southwest 1/4 of Section 23, Township 36 North, Range 13, East of the Third Principal Meridian, according to the Plat thereof recorded September 12, 1941, as Document 12757987, in Cook County, Illinois.

P.I.N.s: 28-23-305-029; 28-23-305-030; 28-23-305-031; 28-23-305-032; 28-23-305-033; 28-23-305-034; 28-23-305-035; 28-23-305-036; 28-23-305-037

Common address: Approximately 167th & Central Park, 9 Lots, Markham, IL 60426



UNOFFICIAL COPY

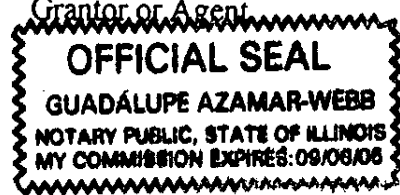
GRANTOR/GRANTEE STATEMENT

The Grantor or his Agent affirms that, to the best of his knowledge, the name of the Grantor shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated July 22, 2002

Signature: [Handwritten Signature]
Grantor or Agent

Subscribed and sworn to before me
By the said JAMES M. BRODER
This 22nd day of July 2002
Notary Public [Handwritten Signature]

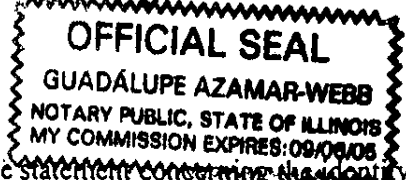


The Grantee or his Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated July 22, 2002

Signature: [Handwritten Signature]
Grantee or Agent

Subscribed and sworn to before me
By the said JAMES M. BRODER
This 22nd day of July 2002
Notary Public [Handwritten Signature]



NOTE: Any person who knowingly submits a false statement concerning the identity of a Grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to Deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)