

UNOFFICIAL COPY

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2002-07-25 09:36:39

Cook County Recorder

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D E & D

COOK COUNTY
RECORDER
EUGENE "GENE" MOORE
BRIDGEVIEW OFFICE



0020815316

Property of Cook County Clerk's Office

4/0

94422342

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THIS DEED IS EXEMPT FROM PAYMENT TO THE PROVISIONS OF THE REAL ESTATE TRANSFER TAX ACT (35 ILCS 305/3) Record Name

This Indenture Witnesseth, That the Grantor

JOSEPHINE ANN LEVENS DE LEO, DIVORCED

of the County of COOK and the State of ILLINOIS for and in consideration of TEN and 00/100 Dollars,

and other good and valuable consideration in hand paid. Convey S and Warrant S unto FIRST COLONIAL TRUST COMPANY, an Illinois Corporation, with main offices located at 104 North Oak Park Avenue, Oak Park, Illinois, its successor or successors, as Trustee under the provisions of a trust agreement dated the 18th 0020815316 Page 2 of 4 day of FEBRUARY, 1994, known as Trust Number 6442, the following described real estate in the County of Cook and State of Illinois, to-wit:

Lot 11 in Block 1 in Rosalie Highlands, being a subdivision in the Northeast 1/4 of Section 6, Township 30 North, Range 13, East of the Third Principal Meridian, according to plat thereof recorded 9/29/21 as Document 7281829 in Book 167 of Plats, page 32, in Cook County, Ill.

Common address: 1233 No. Euclid Avenue, Oak Park, Illinois 60302
Permanent Index Number: 16-06-200-022

* TO BE RERECORDED TO CORRECT GRANTOR NAME AND MARITAL STATUS

Exempt under Real Estate Transfer Tax Act Sec. 4
Par. 2 & Cook County Ord. 5104 Par
Date 5-11-94 Sign. [Signature] 94422342

TICOR TITLE 443831

EXEMPTION APPROVED
Sandra Jotel
VILLAGE CLERK
VILLAGE OF OAK PARK

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 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 any of 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 of such case made and provided.

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2370

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BOX NO.

Deed in Trust

ADDRESS OF PROPERTY

RETURN TO:

FIRST COLONIAL TRUST COMPANY
104 No. Oak Park Avenue
Oak Park, Illinois 60301

This instrument was prepared by:

ROCCO A. ROMANO
30 N. LaSalle St.
Chicago, IL 60602

DEPT. OF RECORDS
1433333 RAM 8945 05/11/94 12:02:00
#5384 #E2 *94-422342
COOK COUNTY RECORDER

OFFICIAL SEAL
ROCCO A. ROMANO
NOTARY PUBLIC STATE OF ILLINOIS
MY COMMISSION EXPIRES OCT. 16, 1994

Rocco Romano
day of _____

GIVEN under my hand and notarial seal this _____

of the right of homestead

free and voluntary act, for the uses and purposes therein set forth, including the release and waiver

that _____ signed, sealed and delivered the said instrument as _____ her

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

personally known to me to be the same person _____ whose name _____ is

JOSEPHINE ANN LEVENS

a Notary Public in and for said County, in the State aforesaid, do hereby certify that

STATE OF Illinois }
COUNTY OF Cook }
SS. }
Rocco Romano

Josephine Ann Levens
(SEAL)

(SEAL)

In Witness Whereof, the grantor _____ aforesaid has _____ herunto set _____ hand _____ and _____ seal _____ this _____ day of _____ 19 _____

And the said grantor _____ 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.

0020815316

STATEMENT BY GRANTOR AND GRANTEE 4 2

The grantor or his agent affirms that, to the best of his knowledge, 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 title to real estate under the laws of the State of Illinois.

Dated April 29, 1994

Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me by the said Rocco Romano this 29th day of April 1994.
Notary Public Kelly Hart



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 April 29, 1994

Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me by the said Rocco Romano this 29th day of April 1994.
Notary Public Kelly Hart



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.)

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