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2002-11-08 10:11:08

Cook County Recorder 30.50



0021237814

WARRANTY DEED IN TRUST
THIS INSTRUMENT WAS PREPARED BY
Letizia & Letizia, Ltd.
Two TransAm Plaza Drive, #250
Oakbrook Terrace, IL 60181

THIS INDENTURE WITNESSETH, That the
Grantors,
Willard J. O'Brien and
Lottie J. O'Brien,
husband and wife

The above space for recorders use only

of the County of Cook and State of Illinois for and in consideration of **Ten Dollars and No/100**, and other good and valuable considerations in hand paid, Conveys and Warrants unto the **BANCO POPULAR NORTH AMERICA**, a corporation of Illinois, as Trustee under the provisions of a trust agreement dated the 6th day of August, 2002, and known as Trust Number 27051, the following described real estate in the County of and State of Illinois, to-wit:

Lot two hundred fourteen (214) in Winston Park Unit No.1, being a Subdivision of part of the North East quarter of Section three (3), Township thirty nine (39) North, Range twelve (12) East of the Third Principal Meridian, according to the Plat thereof recorded July 5, 1955 as Document 16291419, in Cook County, Illinois.

PROPERTY ADDRESS: 918 Norwood, Melrose Park, Illinois 60160

PIN: 15-03-222-007-0000

Grantee's Address: 8383 W. BELMONT AVENUE, RIVER GROVE, ILLINOIS 60171

TO HAVE AND TO HOLD the said premises 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 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 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.

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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.

This conveyance is made upon the express understanding and conditions that neither **BANCO POPULAR NORTH AMERICA**, individually or as Trustee, nor its successor or successors in trust shall incur any personal liability or be subjected to any claim, judgement or decree for anything it or they or its or their agents or attorneys may do or omit to do in or about the said real estate or under the provision 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 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 in such case 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 hand s _____ and seal s _____ this _____ 8th _____ day of August _____ 2002

Willard J. O'Brien (Seal)
Willard J. O'Brien

Lottie J. O'Brien (Seal)
Lottie J. O'Brien

(Seal)

(Seal)

Exempt under the provisions of Section 4(e) of the Real Estate Transfer Tax Act.

Agent

Dated: August 8, 2002

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STATE OF Illinois

} SS. I,

COUNTY OF Cook

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

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Willard J. O'Brien and Lottie J. O'Brien

personally known to me to be the same person^s _____ whose name^s _____ 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 an purposes therein set forth, including the release and waiver of the right of homestead.

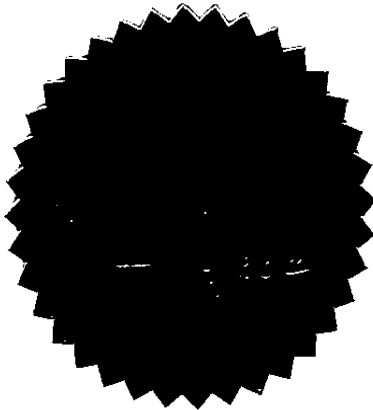
Given under my hand and notarial seal this 8th day of August, 2002



Notary Public

RETURN TO: BANCO POPULAR NORTH AMERICA
8383 WEST BELMONT AVENUE
RIVER GROVE, IL 60171-1093

Box 22



For information only insert street address of above described property.

918 Norwood, Melrose Park, IL 60160

Mail subsequent Real Estate Tax Bills to:

Name Mr. and Mrs. Willard J. O'Brien

Address 918 Norwood

City/State/Zip Melrose Park, Illinois 60160

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INVESTIGATION REPORT

Property of Cook County Clerk's Office

INVESTIGATION REPORT

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STATEMENT BY GRANTOR AND GRANTEE

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: August 8, 2002

Signature: Lottie J. O'Brien
Grantor

Subscribed and sworn to before me by the said Grantor this 8th day of August, 2002.

[Signature]
Notary Public



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: August 8, 2002

Signature: Lottie J. O'Brien
Grantee

Subscribed and sworn to before me by the said Grantee this 8th day of August, 2002.

[Signature]
Notary Public



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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