

UNOFFICIAL COPY 0021404282

3917/0031 27 001 Page 1 of 3
2002-12-18 07:39:38
Cook County Recorder 28.50

FOREST PARK NATIONAL BANK &
TRUST CO.

7348 W. Madison St.
Forest Park, IL 60130



**WARRANTY
Deed in Trust**

This Indenture Witnesseth, that
THE GRANTOR(S), JAMES A. THOMAS
and MARY L. THOMAS, his wife
of the County of Cook
and State of Illinois

(above for recorder's use only)

for and in consideration of Ten Dollars, and other good and valuable consideration receipt of which is hereby duly acknowledged, in hand paid, convey(s) and Warrant(s) unto Forest Park National Bank & Trust Co., a National Banking Association, duly organized and existing under the laws of the United States of America, 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 22nd day of November, 2002, and known as Trust Number 021443, the following described real estate in the County of Cook and State of Illinois, to wit: Lot 49 (except the West 8.05 feet thereof) and all of lot 50 in Block 3 in the Subdivision of the Northwest 1/4 of the Northwest 1/4 of Section 16, Township 39 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois. 3pgs.

P.I.N.: 15-16-203-053-0000

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 resubdivide 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 present or in future, and upon any term 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 materials, 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 and 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 hereafter.

In no case shall any party dealing with said 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 the application of any purchase money, rent, or money borrowed or advanced on said real estate, or be obliged to see what 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 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 the

UNOFFICIAL COPY

0021404282

to execute and deliver every such deed, trust deed, lease, mortgage or other instrument; and (d) if the conveyance is made to 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, her, 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 the real estate, and such interest is declared to be personal property, and no beneficiary shall have any title or interest, legal or equitable, in or to the real estate as such, but only an interest in the earnings, avails, and proceeds thereof.

If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is 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.

The 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.

In Witness Whereof, the grantor(s) _____ aforesaid has hereunto set _____ their _____ hand(s) _____ and seal(s) _____ this 22nd day of November, 2007.

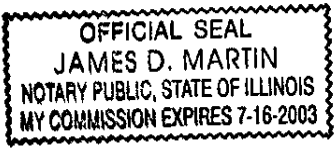
James A. Thomas (SEAL) Mary L. Thomas (SEAL)
James A. Thomas (SEAL) Mary L. Thomas (SEAL)

State of Illinois)
)SS.
County of Cook)

I, the undersigned, a Notary Public in and for said County, in the state of Illinois, do hereby certify that James A. Thomas and Mary L. Thomas

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 22nd day of November, 2007.



James D. Martin
Notary Public

TRUST 021443
Mail to: FOREST PARK NATIONAL BANK & TRUST CO
7348 W. Madison Street
Forest Park, IL 60130

Address of Property: 3101 Wilcox
Bellwood, IL 60104

Exempt under provisions of Paragraph e, Section 4, Real Estate Transfer Tax Act.

For Information Only
This instrument was prepared by:
James D. Martin

11-22-07
Date James D. Martin
Buyer, Seller or Representative

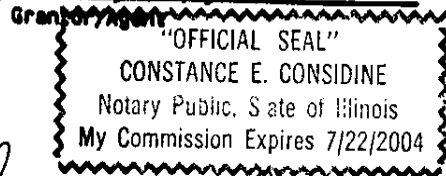
700 Sheffer Rd. Aurora, IL 60505

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 a foreign corporation 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: 11-22-07

Signature: [Signature]



Subscribed and sworn to before me by the said Grantor/Agent this 22nd day of Nov, 2007.

Notary Public Constance E. Considine

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 a 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: 11-22-07

Signature: [Signature]

Grantee/Agent



Subscribed and sworn to before me by the said Grantee/Agent this 22nd day of Nov, 2007.

Notary Public Constance E. Considine

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 ASI to be recorded in Cook County, Illinois, if exempt under provisions of Section 6 of the Illinois Real Estate Transfer Tax Act).