

UNOFFICIAL COPY

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2000-04-17 12:51:29
Cook County Recorder 25.00



00266824

TAX BILLS TO
ROGER GROEN SR.
7020 BOYINGTON LN
MONEE, IL 60449
DEED IN TRUST
2064 7851453 OF
20015970 SLN
CT

THIS INDENTURE WITNESSETH, That the Grantor **ROGER GROEN, SR.**, married to Delores Groen of the County of Cook and State of Illinois for and in consideration of Ten and no/100's (\$10,000) Dollars, and other good and valuable considerations in hand paid, Convey and Warrant unto the **FIRST NATIONAL BANK OF BLUE ISLAND**, a corporation duly organized and existing under the laws of the United States and qualified to do a trust business under and by virtue of the laws of the State of Illinois, whose principal place of business is 13057 So. Western Avenue, Blue Island, Illinois, as Trustee under the provisions of a trust agreement dated the 21st day of November, 19 67, known as Trust Number 67140 the following described real estate in the County of Cook and State of Illinois, to-wit:

That part of Lot 1 in Lorinda Marr's Subdivision of Lot 2 in Haase and Marr's Subdivision of a portion of the Southwest 1/4 and the South 1/2 of the Northwest 1/4 of Section 36, Township 37 North, Range 13 East of the Third Principal Meridian, described as follows: Commencing at the Northwest corner of said Lot 1, thence South 2°-11'-35" East, along the West line of said Lot 193.39 feet to a nail on a line that is 66.00 feet Southwest of and parallel to the Northeast line of said Lot 1 for a point of beginning, thence 47°-9'-46" East along said parallel line, 684.65 feet to an iron pipe; thence North 61°-27'-47" West 563.07 feet to an iron pipe on the West line of said Lot 1; thence North 2°-11'-35" West along said West line, 196.79 feet to the point of beginning, all in Cook County, Illinois, and containing 1.162 acres therein.

Permanent Index No.: 24-36-116-002

I hereby declare that the attached deed represents a transaction exempt under provisions of Paragraph E Section 4, of the Real Estate Transfer Tax Act.

THE SUBJECT PROPERTY IS NOT HOMESTEAD PROPERTY AS TO DELORES GROEN.

(NOTE: if a Rider is attached to this Deed in Trust, it is hereby incorporated by reference herein and made a part hereof). 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.

SEE REVERSE SIDE FOR ADDITIONAL TERMS AND CONDITIONS.

BOX 333-CT1

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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.

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 in such case made and provided.

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.

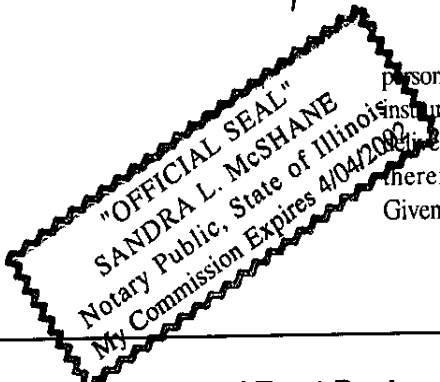
IN WITNESS WHEREOF, the grantor aforesaid have hereunto set his hand and seal this 7th day of April, 2000 ~~X1999~~.

Roger Groen, Sr. (Seal)
ROGER GROEN, SR. (Seal)

____ (Seal)
____ (Seal)

State of Illinois SS.
County of Cook

I, the undersigned a Notary Public in and for said County, in the state aforesaid, do hereby certify that Roger Groen, Sr.



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 they signed, sealed and entered 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 7th day of April, 2000 ~~X1999~~.

Sandra L. McShane
Notary Public

For information only insert street address of above described property.

Land Trust Dept.
First National Bank of Blue Island
13057 Western Ave.
Blue Island, IL 60406
(or Cook County Recorder's Box 98)

This instrument prepared by: James E. DeBruyn
MAIL TO: 15252 S. Harlem Ave.
Orland Park, IL 60462

STATEMENT BY GRANTOR AND GRANTEE

00266824

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 and hold title to real estate under the laws of the State of Illinois.

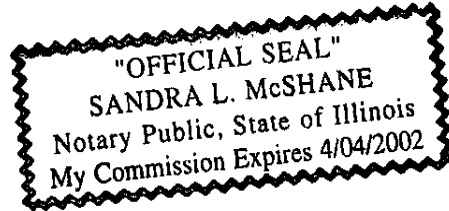
Dated April 7th 2000, 192000

Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me by the

said agent
this 7th day of April
192000

[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.

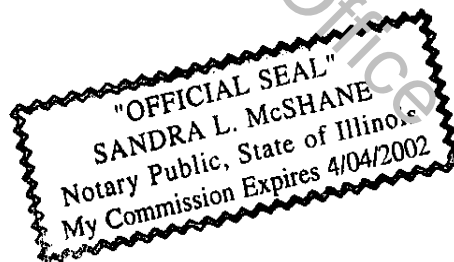
Dated April 7th 2000, 192000

Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me by the

said agent
this 7th day of April
192000

[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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]