

UNOFFICIAL COPY

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2003-01-16 12:50:33  
Cook County Recorder 30.50

TRUSTEE'S DEED  
(Conveyance to Trust)

MAIL RECORDED DEED TO:

Palos Bank and Trust Company

12600 South Harlem Avenue

Palos Heights, Illinois 60463



COOK COUNTY

RECORDER

EUGENE "GENE" MOORE

BRIDGEVIEW OFFICE



0030079302

PREPARED BY:

FOUNDERS BANK  
(F/K/A WORTH BANK & TRUST)  
TRUST DEPARTMENT  
11850 S. HARLEM  
PALOS HEIGHTS IL 60463

Note: This space is for Recorder's Use Only

THIS INDENTURE, made this 16TH day of DECEMBER, 2002, between FOUNDERS BANK (F/K/A WORTH BANK & TRUST), a corporation of Illinois as Trustee under the provisions of a deed or deeds in trust duly recorded and delivered to said FOUNDERS BANK (F/K/A WORTH BANK & TRUST) in pursuance of a trust agreement dated the 14TH day of MAY, 1999, and known as Trust Number 4790, party of the first part, and PALOS BANK AND TRUST COMPANY AS TRUSTEE UNDER TRUST AGREEMENT DATED SEPTEMBER 19, 2002 AND KNOWN AS TRUST NO. 1-5480 OF 12600 SOUTH HARLEM AVENUE, PALOS HEIGHTS, ILLINOIS 60463 party of the second part.

WITNESSETH, that said party of the first part, in consideration of the sum of TEN DOLLARS AND NO CENTS, and other good and valuable consideration in hand paid, does hereby grant, sell, convey and quit claim unto said party of the second part, the following described real estate, situated in COOK County, Illinois to wit:

LOTS 1 AND 2 IN MOKRZYCKI'S RESUBDIVISION OF LOT 12 IN BLOCK 2 IN ARTHUR T. MCINTOSH AND COMPANY'S BREMEN FARMS, BEING A SUBDIVISION OF PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN # 28-03-301-042-0000

COMMON KNOWN AS: 14025 SOUTH CICERO AVENUE, CRESTWOOD, ILLINOIS 60445

TO HAVE AND TO HOLD the same unto said party of the second part, and to the proper use, benefit and behoof forever of said party of the second part.

This deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said trustee by the terms of said deed or deeds in trust delivered to said trustee in pursuance of the trust agreement above mentioned. This deed is made subject to the lien of every trust deed or mortgage (if any there be) of record in said county given to secure the payment of money, and remaining unreleased at the date of the delivery thereto.

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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 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 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 part 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 predecessors 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 all 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.

**This document contains 3 pages.**

**This is Page 2 of 3.**

as trustee aforesaid

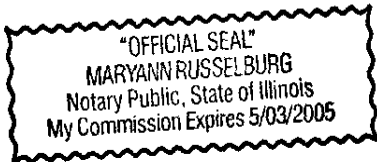
BY: [Signature]  
VP & TRUST OFFICER

ATTEST: [Signature]  
AVP & TRUST OFFICER

STATE OF ILLINOIS}  
SS.  
COUNTY OF COOK}

The undersigned, A Notary Public in and for said County, in the State aforesaid, does hereby certify that **Barbara Danaher and Brian Granato** Officers of said Company, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such **VP & TRUST OFFICER AND AVP & TRUST OFFICER** respectively appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act, and as the free and voluntary act of said company, for the uses and purposes therein set forth; and the said VP & TRUST OFFICER did also then and there acknowledge that SHE as custodian of the corporate seal of said Company, did affix the said corporate seal of said company to said instrument as his/her own free and voluntary act, and as the free and voluntary act of said Company, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this **16th day of December 2002.**



[Signature]  
Notary Public

NAME AND ADDRESS OF TAXPAYER:

Palos Bank and Trust Comapny  
Trust No. 1-5480  
12600 South Harlem Avenue

Palos Heights, Illinois 60463

COUNTY-ILLINOIS TRANSFER STAMPS  
EXEMPT UNDER PROVISIONS OF PARAGRAPH E  
SECTION 4, REAL ESTATE TRANSFER ACT.

DATE:

[Signature]  
Buyer/Seller/Representative

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This is Page 3 of 3.

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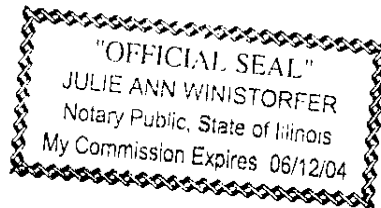
STATEMENT  
BY GRANTOR AND GRANTEE

The grantor or his/her agent affirms that, to the best of his/her 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: January 9, 2003

Signature: *Mary Kay Beck*  
Agent

Subscribed and sworn to before me by the said Agent  
This 9th day of January 2003.



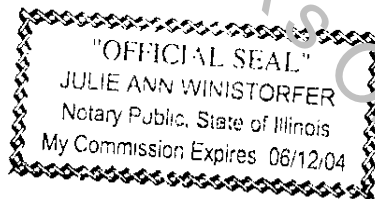
*Julie Ann Winistorfer*  
Notary Public

The grantee or his/her 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: January 9, 2003

Signature: *Mary Kay Beck*  
Agent

Subscribed and sworn to before me by the said Agent  
This 9th day of January, 2003.



*Julie Ann Winistorfer*  
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 a Class A Misdemeanor for subsequent offenses.

(Attached 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.)