

# UNOFFICIAL COPY

## DEED IN TRUST

Mail Recorded Deed to:  
FOUNDERS BANK  
11850 S. HARLEM AVE.  
PALOS HEIGHTS, IL 60463

COOK COUNTY  
RECORDER

0030084972

PREPARED BY:  
The Law Office Of Brian A. Smith

EUGENE "GENE" MOORE  
BRIDGEVIEW OFFICE

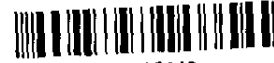
0030165442

5323 West 95th Street

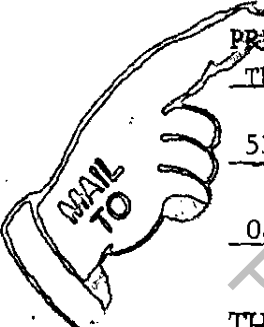
1109/0020 30 002 Page 1 of 4  
2003-02-04 11:23:09  
Cook County Recorder 30.50

Oak Lawn, Illinois 60453

Note: This space is for Recorder's Use Or



0030165442



THIS INSTRUMENT WITNESSETH, That the Grantor(s)

Brian A. Smith, *A MARRIED MAN*

Of the County of Cook and State of Illinois for and in consideration of TEN DOLLARS AND NO CENTS, and other good and valuable considerations in hand and paid, Convey And Warrants unto FOUNDERS BANK, 11850 S. HARLEM AVENUE, PALOS HEIGHTS, IL 60463, a Corporation of Illinois, as Trustee under the provisions of a Trust Agreement dated the 17th day of APRIL, 1996 and known as Trust Number 5-1183, the following described real estate in the County of COOK and the State of Illinois, to wit:

LOT 35 (EXCEPT THE SOUTH 15 FEET THEREOF) ALL OF LOT 36 AND THE SOUTH 10 FEET OF LOT 37 IN BLOCK 14 IN PARK ADDITION TO HARVEY, A SUBDIVISION OF THE WEST HALF OF THE NORTH WEST QUARTER OF SECTION 20, TOWNSHIP 36, NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE ILLINOIS CENTRAL RAILROAD RIGHT OF WAY), IN COOK COUNTY, ILLINOIS.

P.I.N. 29-20-123-053

COMMONLY KNOWN AS: 16235 South Justine, Markham, Illinois 60436

SUBJECT TO:

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.

And the said grantor/s hereby expressly waive/s and release/s 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—*aforsaid* ha 5 hereunto set his hand and seal this 15<sup>th</sup> day of January, 2003.

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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 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 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.

**THIS DOCUMENT CONTAINS 3 PAGES.  
THIS IS PAGE 2 of 3.**

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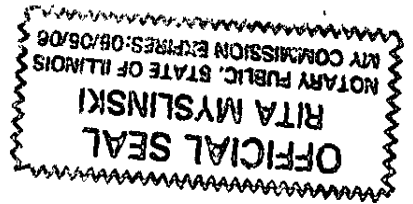
This document contains 3 pages.  
This is Page 3 of 3.

1/00  
decide

COUNTY-ILLINOIS TRANSFER STAMPS  
 EXEMPT UNDER PROVISIONS OF PARAGRAPH F  
 SECTION 4, REAL ESTATE TRANSFER ACT.  
 DATE: 1/15/03  
 Buyer/Seller/Agent/Attorney: [Signature]

NAME AND ADDRESS OF TAXPAYER:  
 Patricia Vlastis  
 5323 West 95th Street  
 Oak Lawn, Illinois 60453

Notary Public  
[Signature]  
 January 2003



Given under my hand and Notarial Seal this 15 day of January 2003

who personally known to me to be the same persons whose names are subscribed to the foregoing instrument as appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

ORZAN A. SMITH

The undersigned, a Notary Public in and for said County, in the State aforesaid, does hereby certify that

STATE OF ILLINOIS)  
 SS.  
 COUNTY OF COOK)

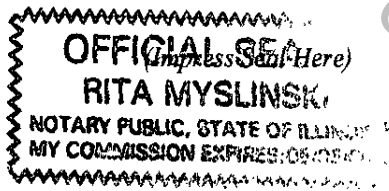
The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale or other disposition of said real estate, and all such interest is hereby declared to be personal property, and no beneficiary 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.

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

Date: January 15, 2003 Signature: [Signature]  
Grantor or Agent

SUBSCRIBED and SWORN to before me on 1/15/03



[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.

Date: January 15, 2003 Signature: [Signature]  
Grantee or Agent

SUBSCRIBED and SWORN to before me on 1/15/03



[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 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 Act.]