# UNOFFICIAL C 030286657

2003-02-28 08:34:57

Cook County Recorder

28.00

#### Warranty Deed In Trust

THIS INDENTURE		0030286657
WITNESSETH, that the Grantor , MELODY PETERS,		2000286657
a widow,		
of the County of Cook ,		
and State of Illinois, for and in		
consideration of the sum of TEN		
AND NO/100 (\$1\\.00)	<del></del>	<del> </del>
DOLLARS, in hard paid, and of othe acknowledged, Cor ver and Warrants existing under the law of the State of the 17th day of Jerrary	Unito FIFTH THIRD BANK, a baselilinois, as Trustee under the proving the proving described real estate in the Country of the Southeast Quarter of	anking corporation duly organized and sions of a certain Trust Agreement, dated a Trust Number County of Occk, and On To the Greater 79th Street OF THE SOUTHEAST QUARTER OF ARTER AND THE SOUTHEAST NSHIP 38, NORTH RANGE 13, NOTS.
		June 28, 2003
SUBJECT TO the powers and authorit incorporated herein by reference.	y conferred upon said Trust G.a	ee are recited on the reverse side hereof and
And the said Grantor hereby expre and all statutes of the State of Illinois, otherwise.	ssly waives and releases any and a providing for the exemption of hor	ll right or benefit under and by virtue of any mestead; it im sale on execution or
	6 :11	401 1 1 11
IN WITNESS WHEREOF, the Gran	<del></del>	
17th day of January		pursuant to Section 31-45(e)
Milody Ketus	the Real Date: 1 <del>-28-03</del>	representative //
*	***************************************	I "OFFICIAL SEAL" 5"
STATE OF ILLINOIS }		RICHARD J. FORST
_	SS	Notary Public. State of Illinois My Commission Exp. 09/28/2004
COUNTY OF Cook }		My Commission East of Land
I, the undersigned, a Notary Public in a	and for said County in the state of	orașaid da harabu cartifuthat
MELODY PETERS		own to me to be the same person whose
		me this day in person and acknowledged that
	the said instrument as her	free and voluntary act, for the uses
and purpose therein set forth, including		
• •		
Given under my hand and Notarial Sea	ol this <u>17th</u> day of <u>Jamua</u>	, <u>2003</u> .
Commission expires 9 - 2 F,	of Brility	Notary Public
MX 223		

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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 195 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 rart of the reversion and to contract respecting the manner of fixing the amount of present or future rentals, to partition of 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 of 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 dealin, 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 aconey 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 (r c aiming 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 trust, 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 free 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 soil teal 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, the intention hereof being to vest in said Fifth Third Bank, the entire legal and equitable title in fee simple, in and to all of the real estate above described.

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

Prepared by: RICHARD J. FORST, 9150 South Cicero Ave., Cak Lawn, Illinois
Mail recorded deed to: MELODY PETERS, 7729 S. Nashville Ave., Burbank, Illinois
Mail subsequent tax bills to: MELODY PETERS, 7729 S. Nashville Ave., Burbank, Illinois 60459

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#### STATEMENT BY GRANTOR AND GRANTEE

The granter 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 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: January 27, 2003

Grantor or Agent

Signed and sworn 10

before me this <u>27</u> day

OFFICIAL SEAL STEPHEN A MURPHY

MC COMMISSION EXPIRES:04/16/047

Notary public

The grantee or his agent affirms and verifier 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 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 Physicis, 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: Sanuary 28, 2003

ing Andidur Grantee or Agent

Signed and sworn to before me this day

day o

Notary public

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