



0030229926

The above space for recorder's use only

THIS INDENTURE, made this 12TH day of DECEMBER 2002, between First Bank and Trust Company of Illinois (formerly known as First Bank and Trust Company, Palatine, Illinois), a corporation duly organized and existing as a banking corporation and duly authorized to accept and execute trusts within the State of Illinois, not personally but as Trustee under the provisions of a deed or deeds in trust duly recorded and delivered to said bank in pursuance of a certain Trust Agreement, dated the 27TH day of JANUARY, 1972, known as Trust Number 10-408, party of the first part, and GEORGE J. FRUZYAN III, 312 S. HAMAN of PALATINE, IL 60067 Parties of the second part.

WITNESSETH, that said party of the first part, in consideration of the sum of Ten(\$10) Dollars, and other good and valuable considerations in hand paid, does hereby grant, sell and convey unto said parties of the second part, the following described real estate, situated in COOK County, Illinois, to wit:

SEE REVERSE SIDE HEREOF FOR LEGAL DESCRIPTION WHICH IS HEREBY INCORPORATED BY REFERENCE HEREIN

Permanent Real Estate Index No. 02-11-203-013 together with the tenements and appurtenances thereto belonging.

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 by the party of the first part, as Trustee, as aforesaid, pursuant to and in the exercise of the power and authority granted to and vested in it by the terms of said Deed or Deeds in Trust and the provisions of said Trust Agreement above mentioned, and of every other power and authority thereunto enabling, SUBJECT, HOWEVER, to: the liens of all trust deeds and/or mortgages upon said real estate, if any, of record in said county; all-unpaid general taxes and special assessments and other liens and claims of any kind; pending litigation, if any, affecting the said real estate; building lines; building, liquor and other restrictions of record, if any; party walls, party wall rights and party wall agreements, if any; Zoning and Building Laws and Ordinances; mechanic's lien claims, if any; easements of record, if any; and rights and claims of parties in possession; and to those additional items, if any, listed on the reverse side hereof which are hereby incorporated by reference herein.

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its Trust Officer and attested by its Trust Officer the day and year first above written.

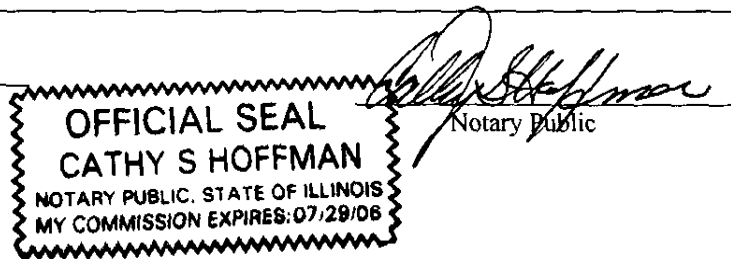
FIRST BANK AND TRUST COMPANY OF ILLINOIS, as Trustee, as aforesaid, and not personally

By: [Signature] Trust Officer ATTEST [Signature] Trust Officer

COUNTY OF COOK, STATE OF ILLINOIS SS.
I, CATHY S. HOFFMAN, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY, THAT JEREMY ADDIS, Trust Officer of FIRST BANK and TRUST COMPANY OF ILLINOIS, a banking corporation, and CARL R. RATH, Trust Officer of said banking corporation, personally known to me to be the same persons, whose names are subscribed to the foregoing instrument as such Trust Officer, and 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 acts, and as the free and voluntary act of said banking corporation as Trustee, for the uses and purposes therein set forth and the said Trust Officer did also then and there acknowledge that he/she, as custodian of the corporate seal of said banking corporation, did affix the said corporate seal of said banking corporation to said instrument as his/her own free and voluntary act, and as the free and voluntary act of said banking corporation, as Trustee, for the uses and purposes therein set forth.
Given under my hand and Notarial Seal this 12TH day of DECEMBER, 2002

312 SOUTH HAMAN
PALATINE, IL 60067

For information only insert street
address of above described property



This space for affixing Riders and revenue Stamps

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5
40

Document Number

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LEGAL DESCRIPTION:

(Permanent Real Estate Index No. 02-19-203-013)

LOT 37 IN SUNNY MEAD ACRES, A SUBDIVISION OF THE EAST HALF OF THE NORTH EAST QUARTER (EXCEPT THE WEST HALF OF THE NORTH HALF THEREOF) IN SECTION 19, TOWNSHIP 42, NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

SEE THE REVERSE SIDE HEREOF WHICH IS HEREBY MADE A PART HERETO

THIS INSTRUMENT PREPARED BY: FIRST BANK and TRUST COMPANY OF ILLINOIS
300 East Northwest Highway, Palatine, Illinois 60067

92662206

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This Indenture Witnesseth, That the Grantor

George J. Fruzyan, III

of the County of Cook and State of Illinois for and in consideration of Ten (\$10.00) Dollars, and other good and valuable considerations in hand paid, Convey _____ and Warrant _____ unto the **FIRST BANK AND TRUST COMPANY OF ILLINOIS**, a corporation of Illinois, as Trustee under the provisions of a trust agreement dated the 27th of day of January 19 72, known as Trust Number 10-408, the following described real estate in the County of Cook and State of Illinois, to-wit:

LOT 37 IN SUNNY MEAD ACRES, A SUBDIVISION OF THE EAST HALF OF THE NORTH EAST QUARTER (EXCEPT THE WEST HALF OF THE NORTH HALF THEREOF) IN SECTION 19, TOWNSHIP 42, NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate index No. 02-19-203-013-0000

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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 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 and 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, (0 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 the 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, Tent, 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, and (c) that said trustee was duly authorized and empowered to execute and deliver every such 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 dispositions of said real estate, and such interest is hereby declared to be personal property, and no beneficiary hereunder shall have any title of 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 Title is hereby directed not to register or note in the certificate of title or duplicate thereof, or memorial, the words "in trust," "upon condition," "with limitations," or words of similar import, in accordance with the statute in such case made and provided.

And the said grantor _____ 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 here aforesaid has hereunto set hand _____ and seal _____ this 16TH day of December 2002.

(George J. Pruzyan, atty) (SEAL) _____ (SEAL)

(Grantor 2) (SEAL) _____ (SEAL)

The following is for information purposes only and is not apart of this deed.

ADDRESS OF PROPERTY:

312 South Haman Road, Palatine, IL

SEND SUBSEQUENT TAX BILLS TO:

First Bank & Trust Company of Illinois - 10-408
(Name)
300 E. Northwest Highway, Palatine, Illinois 60067
(Address)

Mail Trust Department
Recorded First Bank & trust Company of Illinois
Deed 300 E. Northwest Highway
To: Palatine, Illinois 60067

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STATE OF ILLINOIS
COUNTY OF COOK

} SS

I, Cathy S Hoffman a Notary Public in and for said County, in the State aforesaid, do hereby certify that George Ferguson

personally known to me be the same person _____ whose name has subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right homestead.

Given under my hand and notarial seal this 12th day of December A.D. 2002.

Cathy S Hoffman
Notary Public.



EXEMPT UNDER PROVISIONS OF PARAGRAPH E, SECTION 4, REAL ESTATE TRANSFER TAX ACT.

[Signature]
DATE BUYER, SELLER REPRESENTATIVE

TRUST NO. 10-408

Deed In Trust WARRANTY DEED

TO
First Bank and Trust Company of Illinois
Palatine, Illinois
TRUSTEE

30229926

First Bank

First Bank and Trust Company of Illinois
Palatine, Illinois 60067
(847) 358-6262

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STATEMENT OF 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.

Dated 12-12, 2002

Subscribed and sworn to before me by the said Carl R. Letts this 12 day of December, 2002.

Cathy S Hoffman
Notary Public

Signature: Carl R Letts Tio
First Bank and Trust Company of Illinois signs this instrument solely in its capacity as Trustee under its Trust No. 10-402. It does not undertake nor shall it have any personal or individual liability or obligation of any nature whatsoever by reason hereof.



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 12-12, 2002

Subscribed and sworn to before me by the said Carl R. Letts this 12th day of December, 2002.

Cathy S Hoffman
Notary Public

Signature: Carl R Letts Tio
First Bank and Trust Company of Illinois signs this instrument solely in its capacity as Trustee under its Trust No. 10-402. It does not undertake nor shall it have any personal or individual liability or obligation of any nature whatsoever by reason hereof.



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.]

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