

UNOFFICIAL COPY

WARRANTY DEED IN TRUST

00378723

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2000-05-25 13:28:37  
Cook County Recorder 25.50

THIS INDENTURE WITNESSETH, THAT the Grantor Joan A. Kanatas, a married woman of the County of Cook and State of Illinois For and in consideration of TEN AND 00/100 DOLLARS (\$10.00) and other good and valuable considerations in hand paid, CONVEY and WARRANT unto the FIRST STATE BANK AND TRUST COMPANY OF PALOS HILLS, an Illinois Banking corporation, whose address is 10360 S. Roberts Road, Palos Hills, Illinois 60465, as Trustee under the provisions of a trust

COOK COUNTY  
RECORDER  
EUGENE "GENE" MOORE  
BRIDGEVIEW OFFICE



00378723

BOX FOR RECORDER'S USE ONLY

agreement dated the 25 day of May, 2000, known as Trust Number 5-512, the following described real estate in the County of Cook, and State of Illinois, to wit:

LOT 1 (EXCEPT THE WESTERLY 1/2 THEREOF MEASURED ON THE FRONT AND REAR LINES OF SAID LOT) IN THE RESUBDIVISION OF LOTS 1405 TO 1408 INCLUSIVE, AND 1424 TO 1426 INCLUSIVE, IN BLOCK 39 AND LOTS 1473 TO 1488 INCLUSIVE, IN BLOCK 41 IN THIRD DIVISION OF RIVERSIDE IN SECTION 25, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

FIRST STATE BANK & TRUST COMPANY OF PALOS HILLS AS TRUSTEE AND NOT PERSONALLY.

"Exempt under provision of Paragraph E. Section 4, Real Estate Transfer Tax Act.

PERMANENT TAX NUMBER: 15-25-400-012-0000

PROPERTY ADDRESS: 504 Selborne, Riverside, Illinois 60546

5/25/00  
DATE

BUYER/SELLER, OR REPRESENTATIVE.

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 *future*, 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 there version and to contract respecting the manner of fixing the amount of present of 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, estates, 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 as interest in the earnings avails and proceeds thereof as aforesaid.

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 has hereunto set her hand \_\_\_\_\_ and seal \_\_\_\_\_ this 25th day of May, 2000.

*Joan A. Kanatas*

{SEAL} Joan A. Kanatas

{SEAL}

**THIS INSTRUMENT WAS PREPARED BY:**

First State Bank & Trust Co. of Palos Hills  
10360 South Roberts Road  
Palos Hills, Illinois, 60465

State of Illinois

County of Cook

I, the undersigned, a Notary Public in and for said County and State aforesaid, do hereby certify that Joan A. Kanatas personally known to me to be the same person \_\_\_\_\_ whose name \_\_\_\_\_ subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed, sealed and delivered the said instrument as a free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

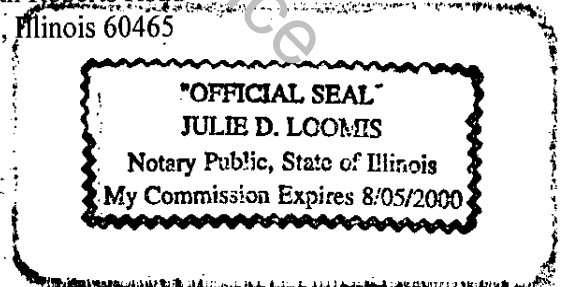
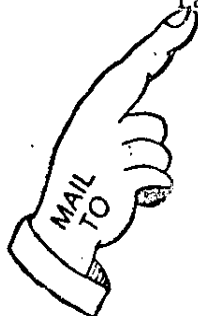
Given under my hand and notarial seal this 25th day of May, 2000.

*Julie D. Loomis*  
NOTARY PUBLIC

**PROPERTY ADDRESS:**

504 Selborne  
Riverside, Illinois 60546

**AFTER RECORDING, PLEASE MAIL TO:**  
First State Bank & Trust Company of Palos Hills  
10360 South Roberts Road  
Palos Hills, Illinois 60465



*Your Dedicated Community Bank*

**FIRST STATE BANK & TRUST CO. OF PALOS HILLS**

10360 S. Roberts Rd. • Palos Hills, IL 60465 • 708/430-5000 • Member FDIC

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

Dated May 25, 2000

Signature: [Handwritten Signature]  
First State Bank and Trust Company of Palos Hills as Trustee and not personally.  
Grantor or Agent  
Assistant Trust Officer

Subscribed and sworn to before me by the said Julie D. Loomis, this 25th day of May, 2000.

Notary Public Maria N. Menoni



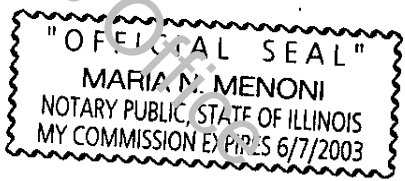
The grantee or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 title to real estate under the laws of the State of Illinois.

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Signature: [Handwritten Signature]  
First State Bank and Trust Company of Palos Hills as Trustee and not personally.  
Grantor or Agent  
Assistant Trust Officer

Subscribed and sworn to before me by the said Julie D. Loomis, this 25th day of May, 2000.

Notary Public Maria N. Menoni



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.)