

WARRANTY DEED IN TRUST

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This instrument was prepared by:

STUART Z. LINDENBERG, LTD.
3715 W. 216th St.
Matteson, IL 60443

COOK COUNTY RECORDER
JESSE WHITE
MARKET OFFICE

03039716

THIS INDENTURE WITNESSETH, That the Grantor, PHILLIP J. BIAMONTE, a widower,

of the County of Cook and State of Illinois for and in consideration of Ten and no/100 (\$10.00) dollars, and other good and valuable considerations in hand paid, Conveys and Warrants unto the BEVERLY TRUST COMPANY, an Illinois corporation, as Trustee under the provisions of a Trust Agreement dated the 5th day of November, 1990, known as Trust Number 74-2068, the following described real estate in the County of Cook and State of Illinois, to-wit:

LOT 7 (EXCEPT THE EAST 34 FEET THEREOF) AND THE EAST 29 FEET OF LOT 8 IN BLOCK 2 IN THE SUBDIVISION OF BLOCKS 1,2 AND 3 IN THE SUBDIVISION OF BLOCK 6 IN EDGEWOOD PARK ANNEX, A SUBDIVISION OF (EXCEPT THAT PART INCLUDED IN THE SUBDIVISION RECORDED AS DOCUMENT NUMBER 8907742) OF THE NORTH 3/4 OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 35 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as: 290 West 10th Street, Chicago Heights, IL 60411

Permanent Tax Number: 32-20-119-022

TO HAVE AND TO HOLD the said premises with the appurtenances unto the trustee 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 devote, to dedicate, to mortgage, or to 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 perpetuity, 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, 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 encumbering 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.

It is to be understood that 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 hereunder, (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) that 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 or predecessors.

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, assets 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 an interest in the earnings, assets and proceeds thereof as aforesaid.

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, in 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.

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 his hand and seal this 1st day of September, 1993.

PHILLIP J. BIAMONTE (Seal)
PHILLIP J. BIAMONTE (Seal)

State of Illinois ss. I, Laurel Kaage, a Notary Public in and for said County, in County of Cook the state aforesaid, do hereby certify that PHILLIP J. BIAMONTE, a widower,

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

OFFICIAL SEAL
LAUREL KAAGE
Notary Public, State of Illinois
My Commission Expires 6/21/95

under my hand and notarial seal this 1st day of September, 1993.

Laurel Kaage
Notary Public

290 West 10th Street
Chicago Heights, IL 60411

For information only insert street address of above described property.

Reorder from Quality Graphics & Printing, Chicago 312-239-0650 102 0078

RETURN TO: Stuart Z. Lindenberg, Ltd.
3715 W. 216th St., Matteson, IL 60443

EXEMPTION APPROVED
Document Number 9166030
CITY CLERK SECTION 4, REAL ESTATE TRANSFER ACT, DATED: 9/1/93 SIGNED: [Signature]
CITY OF CHICAGO HEIGHTS

25.50

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Property of Cook County Clerk's Office

03239716

SEARCH	
INDEXING	05.00
RECORDING	
POSTAGE	0.50
INSURANCE	25.50
TOTAL	35.50

REC'D CTR
16:12

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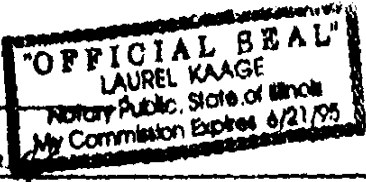
STATEMENT BY GRANTOR AND GRANTEE

03039716

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 Sept. 1st, 1993 Signature: [Signature]
Grantor or Agent

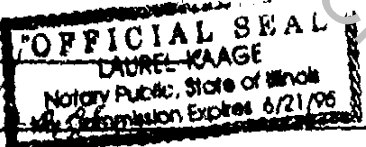
Subscribed and sworn to before me by the said Agent this 1st day of September 19 93.
Notary Public [Signature]



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 Sept. 1st, 19 93 Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me by the said Agent this 1st day of September 19 93.
Notary Public [Signature]



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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)