UNOFFICIAL COPY

FOREST PARK NATIONAL BANK & TRUST CO. 7348 W. Madison St. Forest Park, IL 60130

WARRANTY Deed in Trust

This Indenture Witnesseth, that THE GRANTOR(S), SOLON L. RICE, SR ND GLADYS F. RICE, MARRIED TO EACH OTHER of the County of and State of ILLINOIS COOK



Eugene "Gene" Moore Fee: \$28.50 Cook County Recorder of Deeds Date: 06/03/2003 02:38 PM Pg: 1 of 3

(above for recorder's use only)

for and in consideration of Ten Dollars, and other good and valuable consideration receipt of which is hereby duly acknowledged, in hand paid, Convey(s) and Warrant(s) unto Forest Park National Bank & Trust Co., a National Banking Association, duly organized and corting under the laws of the United States of America, and duly authorized to accept and execute trusts within the State of Minois, as Trustee under the provisions of a certain Trust Agreement, dated the 7th , and known as Trust Number 031456 day of February and State of Illinois, to wit: described real estate in the County of COOK Lot 18 in block 3 in Trumbull's subdivision of that part of the East 1/2 of the West 1/2 of the Dogs 16t South East 1/4 of Section 23, Township 39 North, Range 13, East of the Third Principal Meridian, lying North of Ogden Aven e in Cook County, Illinois.

TO HAVE AND TO HOLD the said real estate with the appurenances, 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 real estate or any part thereof, to dedicate parks, streets, highways or alleys and to recate any subdivision or part thereof, and to resubdivide said real estate 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 real estate 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 a unicrities vested in said Trustee, to donate, to dedicate, to mortgage, pledge or otherwise encumber said real estate, or any part thereof, to lease said real estate, or any part thereof, from time to time, in possession or reversion, by leases to commence in present or in 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 readify 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 materials, to partition or to exchange said real estate, 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 real estate and any part thereof, and to deal with said real estate 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, or any successor in trust, in relation to said real estate, or to whom said real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said Trustee, or any successor in trust, be obliged to see the application of any purchase money, rent, or money borrowed or advanced on said real estate, or be obliged to see what the terms of this trust have been complied with, or be obliged to inquire into the authority, necessity or expediency of any act of said Trustee, or be obliged or privileged to inquire into any of the terms o said Trust Agreement; and every deed, trust deed, mortgage, lease or other instrument executed by said Trustee, or an successor in trust, in relation to said real estate shall be conclusive evidence in favor of every person (including the Registra of Titles of said County) relying upon or claiming under any such conveyance lease or other instrument, (a) that at the time of 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

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to execute and deliver every such deed, trust deed, lease, mortgage or other instrument; and (d) if the conveyance is made to 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, her, 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 the real estate, and such interest is declared to be personal property, and no beneficiary shall have any title or interest, legal or equitable, in or to the real estate as such, but only an interest in the earnings, avails, and proceeds thereof.

If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is 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.

The grantors 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 s	aforesaid has hereunto setTHEIRday of _February	hand(s) and
Solon Lie	Or Wal Drie	EAL)
SOLON L. RICE, SR.	(SEAL) GLADYS F. RICE (S	EAL)
State of Illinois) County of COOK)	I, the undersigned, a Notary Public in and f aforesaiddoherebycerthythat SOLON L. RIC GLADYS F. RICE	E. SR AND
	personally known to me to be the same person ARE subscribed to the foregoing instrument, person and acknowledged that THHY the said instrument as THEIR uses and purposes therein set forth, including the rehomestead.	appeared before me this day in signed, sealed and delivered free and voluntary act, for the
OFFICIAL SEAL JAMES D. MARTIN NOTARY PUBLIC, STATE OF ILLINOIS MY COMMISSION EXPIRES 7-16-2003	Given under my hand and notarial seal the February 92003	day of
Mail to: FOREST PARK NATIONAL BANK & 7348 W. Madison Street Forest Park, IL 60130	Address of Property: 1642 South Chicago, IL	
Exempt under provisions of Paragraph e, Section Real Estate Transfer Tax Act.	For Information Only This instrument was prepared by:	
Date Date Dayer, Seller or Representativ	na -	ora, IL 60505
	James 18	ANSFER ACT. (INSERT OF



A misdemeanor for subsequent offenses.

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

Dated

RECORDER OF DEEDS / REGISTRAR OF TORRENS TITLES

GRANTOR/GRANTEE STATEMENT

The Grantor or his Agent affirms that, to the best of his knowledge, the name of the Grantor 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.

4-3,20 03

On Signa	Grantor or Agent
Subscribed and swom to before me By the said This day of Notary Public	OFFICIAL SEAL BRANDI M JOHNSON NOTARY PUBLIC, STATE OF ILLINOIS NOT COMMISSION EXPRESION/19/04
The Grantee or his Agent affirms ar	nd verifies that the name of the Grantee shown on the
Deed or Assignment of Beneficial I Illinois corporation or foreign corpo- title to real estate in Illinois, a partn title to real estate in Illinois, or othe business or acquire and hold title to	interest in a land trust is either a natural person, an oration authorized to do business or acquire and hold lership authorized to do business or acquire and hold rentity recognized as a person and authorized to do real estate under the lasse of the State of Illinois.
Deed or Assignment of Beneficial I Illinois corporation or foreign corpo- title to real estate in Illinois, a partu- title to real estate in Illinois, or other	interest in a land trust is either a natural person, an oration authorized to do business or acquire and hold tership authorized to do business or acquire and hold rentity recognized as a person and authorized to do real estate under the laste of the State of Illinois.

(Attach to Deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of

118 NORTH CLARK STREET # CHICAGO, ILLINOIS-60602-1387 # (312) 603-5050 #