

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),
JOHN E. HOGAN AND MARY M. HOGAN,
HIS WIFE, of the County of **COOK**
and the State of **ILLINOIS**



Eugene "Gene" Moore Fee: \$30.50
Cook County Recorder of Deeds
Date: 06/18/2003 12:26 PM Pg: 1 of 4

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 existing under the laws of the United States of America, and duly authorized to accept and execute trusts within the State of Illinois, as Trustee under the provisions of a certain Trust Agreement, dated the 15TH day of MAY, 2003, and known as Trust Number 031470, the following described real estate in the County of COOK and State of Illinois, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE PART HEREOF.

PIN: 15-13-417-012

TO HAVE AND TO HOLD the said real estate 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 real estate or any part thereof, to dedicate parks, streets, highways or alleys and to vacate 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, state, powers, and authorities 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 98 years, and to renew or extend leases upon any terms and for any period or periods 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 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 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 of said Trust Agreement; and every deed, trust deed, mortgage, lease or other instrument executed by said Trustee, or any successor in trust, in relation to said real estate shall be conclusive evidence in favor of every person (including the Registrar 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 Indenture and in said Trust Agreement or in all amendments thereof, if any, and binding upon all beneficiaries thereunder, (c) that said trustee, mortgage or other instrument and (d) if the conveyance is made to a successor or successors in trust, that

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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 under said Trust Agreement 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 any 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, avails, and proceeds thereof as aforesaid.

If the title to any of the above real estate 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.

And the said grantor(s) hereby expressly waive(s) and release(s) any and all right or benefit under and by virtue of any and all statutes for 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 set **THEIR** hands(s) and seal(s) this **15TH** day of **MAY**, 2003.

John E. Hogan (SEAL)
JOHN E. HOGAN (SEAL)

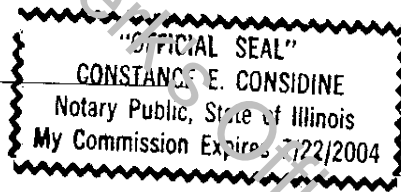
Mary M. Hogan (SEAL)
MARY M. HOGAN (SEAL)

State of Illinois)
)SS.
County of Cook)

I, the undersigned, a Notary Public in and for said County, in the state aforesaid do hereby certify that **John E. Hogan and Mary M. Hogan, his wife**, personally known to me to be the same person(s), whose name(s) **ARE** subscribed to the foregoing instrument, appeared before me this day in person and acknowledge that **THEY** signed, sealed and delivered the said instrument as **THEIR** 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 **15TH** day of **MAY**, 2003.

Constance E. Considine
Notary Public



Trust No: 031470

Mail to :

Forest Park National Bank & Trust Co.
7348 W. Madison St.
Forest Park, IL 60130

Address of Property: **1032 FERDINAND
FOREST PARK, IL 60130**

For Information Only
This instrument was prepared by:

**CONSTANCE E. CONSIDINE,
LAND TRUST OFFICER
Forest Park National Bank & Trust Co.
7348 W. Madison Street
Forest Park, IL, 60130**

Exempt under provisions of Paragraph e, Section 4,
Real Estate Transfer Tax Act.

5-15-03
Date

Mary M. Hogan
Buyer, Seller or Representative

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EXHIBIT "A"

LEGAL DESCRIPTION

THE NORTH ½ OF LOT 31 AND LOT 32 IN BLOCK 14 IN DUNLOP MAAS AND ANSTETT'S SUBDIVISION OF BLOCK 3, 9, 14, AND 19 IN JOSEPH K. DUNLOP'S SUBDIVISION OF THE WEST ½ OF THE SOUTHEAST ¼ AND THAT PART OF THE EAST 1/3 OF THE EAST ½ OF THE SOUTHWEST ¼ LYING SOUTH EASTERLY OF THE CENTER OF DES PLAINES AVENUE IN SECTION 13, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 15-13-417-012

**COMMONLY KNOWN AS: 1032 FERDINAND AVENUE, FOREST PARK, IL
60130**

031470.LEG

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STATEMENT BY GRANTOR AND GRANTEE

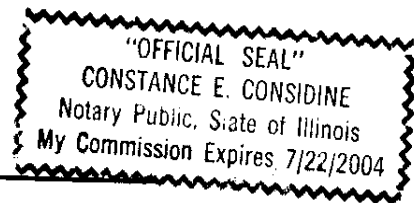
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or a foreign corporation authorized to do business or acquire and hold title to real 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: 5-15-03 ,

Signature: *John E. Addl*
Grantor/Agent

Subscribed and sworn to before me by the said Grantor/Agent this 15 day of MAY, 2003

Notary Public *Constance E. Considine*



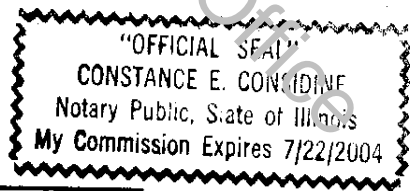
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or a foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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: 5-15-03 ,

Signature: *John E. Addl*
Grantee/Agent

Subscribed and sworn to before me by the said Grantee/Agent this 15 day of MAY, 2003

Notary Public *Constance E. Considine*



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).