

81-57-035 UNOFFICIAL COPY

TRUSTEE'S DEED
(Conveyance to Trust) 10F3



MAIL RECORDED DEED TO:

Doc#: 0324635191
Eugene "Gene" Moore Fee: \$54.00
Cook County Recorder of Deeds
Date: 09/03/2003 10:17 AM Pg: 1 of 4

MAIL TO
PREPARED BY:
FOUNDERS BANK
(SUCCESSOR TO MERGER TO
MT. GREENWOOD BANK)
TRUST DEPARTMENT
11850 S. HARLEM
PALOS HEIGHTS IL 60463

Note: This space is for Recorder's Use Only

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AB

THIS INDENTURE, made this 7TH day of JULY, 2003, between FOUNDERS BANK (F/K/A WORTH BANK & TRUST), a corporation of Illinois as Trustee under the provisions of a deed or deeds in trust duly recorded and delivered to said FOUNDERS BANK AS SUCCESSOR BY MERGER TO MT. GREENWOOD BANK in pursuance of a trust agreement dated the 13TH day of JULY, 1995, and known as Trust Number 5-1147, party of the first part, and FOUNDERS BANK AS TRUSTEE UNDER TRUST AGREEMENT DATED FEBRUARY 12, 2001 AND KNOWN AS TRUST NO. 5835, OF 3052 W. 111TH, CHICAGO, ILLINOIS 60655 party of the second part.

WITNESSETH, that said party of the first part, in consideration of the sum of TEN DOLLARS AND NO CENTS, and other good and valuable consideration in hand paid, does hereby grant, sell, convey and quit claim unto said party of the second part, the following described real estate, situated in COOK County, Illinois to wit:

THE EAST 50 FEET OF THE WEST 254.5 FEET OF THE SOUTH 124 FEET OF THE NORTH 157 FEET OF THE EAST 1/2 OF THE WEST 1/2 OF THE NORTHWEST FRACTIONAL 1/4 OF SECTION 19, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS (EXCEPT THAT PART OF THE WEST 50.00 FEET OF THE EAST 274.50 FEET OF THE NORTH 157.00 FEET) (EXCEPT FROM THAT PART OF THE LAND CONDEMNED IN CASE NO. 85L50245 OR FALLING WITHIN 111TH STREET) (EXCEPT THAT PART OF SAID NORTH 157.00 FEET OCCUPIED AS A PUBLIC STREET) OF THE EAST 1/2 OF THE WEST 1/2 OF THE NORTHWEST FRACTIONAL 1/4 OF SECTION 19, TOWNSHIP 37 NORTH, RANGE 13 TAKEN AS ONE TRACT OF LAND BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID TRACT OF LAND THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE NORTH LINE OF SAID TRACT 130.00 FEET THENCE SOUTH 00 DEGREES 05 MINUTES 00 SECONDS EAST ALONG THE EAST LINE OF SAID TRACT 14.00 FEET THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST 130.00 FEET TO THE WEST LINE OF SAID TRACT THENCE NORTH 00 DEGREES 05 MINUTES 00 SECONDS WEST 14.99 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PIN # 24-19-104-004-0000

C/K/A: 7013 W. 111TH STREET, WORTH, ILLINOIS 60482
together with the tenements and appurtenances thereunto 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 pursuant to and in the exercise of the power and authority granted to and vested in said trustee by the terms of said deed or deeds in trust delivered to said trustee in pursuance of the trust agreement above mentioned. This deed is made subject to the lien of every trust deed or mortgage (if any there be) of record in said county given to secure the payment of money, and remaining unreleased at the date of the delivery thereto.

This document contains 3 pages.

This is Page 1 of 3.

BOX 333-CT

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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 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, 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 person 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) 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 predecessors 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 all 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.

**This document contains 3 pages.
This is Page 2 of 3.**

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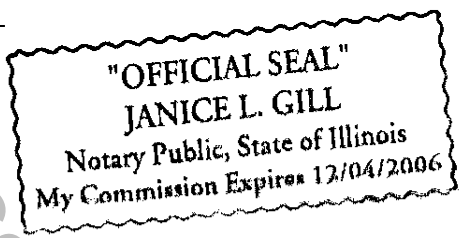
STATEMENT BY GRANTOR AND GRANTEE

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 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 7-7-, ~~19~~ 2003 Signature: Dense Fauboo
Grantor or Agent

Subscribed and sworn to before me by the
said _____
this 7th day of JULY
2003

Janice L. Gill
Notary Public



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 7-7, ~~19~~ 2003 Signature: Dense Fauboo
Grantee or Agent

Subscribed and sworn to before me by the
said _____
this 7th day of JULY
2003

Janice L. Gill
Notary Public



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.]