

UNOFFICIAL COPY

DEED IN TRUST

Note: This Deed in Trust is to correct typographical error in Previously Recorded Deed

04004656
04004656

The above space for recorder's use only

THIS INDENTURE WITNESSETH, that the Grantor Seguin Services, Incorporated a not-for-profit corporation of the County of Cook and State of Illinois for and in consideration of Ten and no/100's (\$10.00) ----- Dollars, and other good and valuable considerations in hand paid, Conveys and Warrants unto Pinnacle Bank, an Illinois Banking Corporation, as Trustee under the provisions of a trust agreement dated the 7th day of March 1989, known as Trust Number 9692, the following described real estate in the County of Cook and State of Illinois, to-wit:

UNITS 1 & 2 IN SE AVENUE CONDOMINIUM, AS DELINEATED ONE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 13 IN BLOCK 42 IN VILLAGE OF RIDGELAND, SECTIONS 7 AND 8, TOWNSHIP 39 NORTH RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 24634590, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, TOGETHER WITH PARKING SPACE NUMBERS A, B, C, AND D AS DELINEATED ON SAID SURVEY, IN COOK COUNTY, ILLINOIS.

Commonly Known as: 134 S. East Avenue, Units 1 & 2, Oak Park, IL 60302
Permanent Index Number: 16-07-403-044-1001 & 16-07-403-044-1002

THIS DEED IN TRUST IS BEING RECORDED TO CORRECT THE PARKING SPACES TO A, B, C & D 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 re-subdivide 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 reversion or reversion, by lease to commence in present or future, and upon any terms and for any period or periods of time, not exceeding in the case of any single lease the term of 99 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, a 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 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 which 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 obligated to see that the terms of this trust have been complied with, or be obliged to inquire into the necessity or propriety 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 agreement 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, estate, 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 use 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.

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 William P. Gleason aforesaid has hereunto set his hand and seal on this 28th day of November, 1994.

William P. Gleason (Seal)
WILLIAM P. GLEASON, PRESIDENT FOR SEGUIN SERVICES, INCORPORATED, A NOT-FOR-PROFIT CORPORATION (Seal)

THIS INSTRUMENT PREPARED BY: PINNACLE BANK
6000 WEST CERMAK ROAD, CICERO, IL 60650

EXEMPTION APPROVED

Handwritten signature

VILLAGE CLERK DOCUMENT NUMBER

State of Illinois } SS. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that William P. Gleason, PRESIDENT FOR SEGUIN SERVICES, INCORPORATED, A NOT-FOR-PROFIT CORPORATION

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 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 29th day of November, 1994

OFFICIAL SEAL
KAREN L BALTRUS
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 11/28/98

Karen L. Baltrus
Notary Public

AFTER REC. MAIL TO GRANTEE'S ADDRESS:
PINNACLE BANK TRUST DEPARTMENT
6000 WEST CERMAK ROAD
CICERO, ILLINOIS 60650
RECORDER'S BOX NO. 284

134 S. EAST AVENUE, OAK PARK, IL 60302
For information only insert street address of above described property.

Handwritten number: 255006

Trust No. 9692 dated March 7, 1989 is successor trust to 1st National Bank of Cicero Trust No. 10046 dated August 7, 1990.

This space for affixing Riders and Revenue Stamps Exempt under provisions of paragraph e of Real Estate Transfer Tax Act.

1st AMERICAN TITLE order # DW76841 for 450

04004656

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Property of Cook County Clerk's Office

COOK COUNTY CLERK
JULIA M. HARRIS
3/27/94

DEPT-01 RECORDING 425.50
149999 TRAN 6339 30/94 14:17:00
#5691 # DM *-4-004656
COOK COUNTY RECORDER
04004656



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STATEMENT BY GRANTEE 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 11/30/94, 19____ Signature: _____

Grantor or Agent

Subscribed and sworn to before me by the said _____ this _____ day of _____ 19____ Notary Public _____

OFFICIAL SEAL
ALISA L. CLARK
Notary Public, State of Illinois
Cook County, Illinois

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 acquired 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 11/30/94, 19____ Signature: _____

Grantee or Agent

Subscribed and sworn to before me by the said _____ this _____ day of _____ 19____ Notary Public _____

OFFICIAL SEAL
ALISA L. CLARK
Notary Public, State of Illinois
Cook County, Illinois

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.)

04001656