

UNOFFICIAL COPY 04022707

This Indenture Witnesseth, THAT THE GRANTOR MILDRED E. FREETO, as Trustee under Declaration of Trust dated June 24, 1989

of the County of Cook and State of Illinois for and in consideration of Ten & No/100 (\$10.00) Dollars,

and other good and valuable considerations in hand paid, Convey and Warrant unto the RIVER FOREST STATE BANK AND TRUST COMPANY, a corporation of Illinois, as Trustee under the provisions of a

Trust Agreement dated the 29th day of November 19 94, known as Trust Number 4067, the following described real estate in the County of Cook and State of Illinois, to-wit: The North fifty (50) feet of the South two hundred fifty (250) feet of the West half of Block two (2) in Snow and Dickinson's Addition to River Forest, being a Subdivision of the West half of the South West quarter of Section One (1) and the East seventeen (17) acres of the South East quarter of Section two (2), Township thirty-nine (39) North, Range twelve (12), East of the Third Principal Meridian in Cook County, Illinois.

Address of Property: 1019 Thatcher Ave., River Forest

PIN: 15-02-403-006

0001 RECORDIN \$ 25.00 MAILINGS \$ 0.50 04022707 H 0011 MCH 14:18

COOK COUNTY RECORDER JESSE WHITE MAYWOOD OFFICE

11/29/94

Exempt under provisions of Paragraph 1, Section 4, Real Estate Transfer Tax Act. 11-29-94 Date [Signature]

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the uses and purposes set forth 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, power and authorities vested in said trustee, to donate, to dedicate, to mortgage, to lease or otherwise encumber said property, or any part thereof, to lease said property, or any part thereof, from time to time, to the 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 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 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 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 instruments was executed in accordance with the trusts, conditions and limitations contained in this Indenture and in said agreement or in some amendment 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 his, 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 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 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, 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 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 aforesaid has hereunto set her hand and

seal this 29th day of November 19 94

[SEAL] [Signature] [SEAL] MILDRED E. FREETO, Trustee as aforesaid

[Signature] Di Harmon 820 Chramale Cove Slidell, La. 70460 RIVER FOREST, ILLINOIS 60305 04022707

RECORDED 11/29/94 [Signature]

UNOFFICIAL COPY

(BOX 426)

Deed in Trust

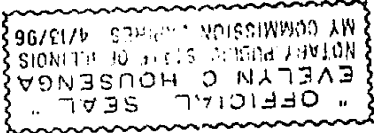
WARRANTY DEED

TO

RIVER FOREST STATE BANK
AND TRUST COMPANY
TRUSTEE

RIVER FOREST STATE BANK
AND TRUST COMPANY
Lake Street and Franklin Avenue
RIVER FOREST, ILLINOIS

Property of Cook County Clerk's Office



Evelyn C. Housenga
Notary Public

29th day of November A.D. 19 94

GIVEN under my hand and notarial seal this

including the release and waiver of the right of homestead.

as her free and voluntary act, for the uses and purposes therein set forth,

acknowledged that she signed, sealed and delivered the said instrument

subscribed to the foregoing instrument, appeared before me this day in person and

personally known to me to be the same person whose name is

MILDRED E. FREETO, as Trustee under Declaration of Trust dated June 24, 1989

EVELYN C. HOUSENGA

STATE OF ILLINOIS
COUNTY OF COOK

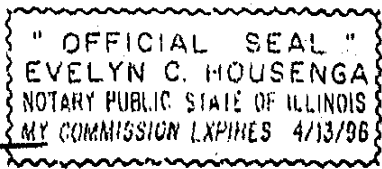
04022707

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 title to real estate under the laws of the State of Illinois.

Dated 11-29, 1994 Signature: Mildred E. Freeto
Grantor or Agent

Subscribed and sworn to before me by the said MILDRED E. FREETO this 29TH day of NOVEMBER, 1994.
Notary Public Evelyn C. Housenga



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 11-29, 1994 Signature: Mildred E. Freeto
Grantee or Agent

Subscribed and sworn to before me by the said MILDRED E. FREETO this 29TH day of NOVEMBER, 1994.
Notary Public Evelyn C. Housenga



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.)

UNOFFICIAL COPY

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