

UNOFFICIAL COPY

WARRANTY DEED IN TRUST

04046918

The above space for recorder's use only

Section 4

THIS INDENTURE WITNESSETH, That the Grantor, FRANCESCA MARTIRE, a widow and not since remarried

of the County of Cook and State of Illinois for and in consideration of TEN and no/100 Dollars, and other good and valuable considerations in hand paid, conveys and warrants unto the GREATBANC TRUST COMPANY, an Illinois Corporation, as Trustee under the provisions of a trust agreement dated the 8th day of November 19, 94, known as Trust Number 7696 the following described real estate in the County of Cook and State of Illinois, to wit:

Lot 12 in Block 1 in Alexander Park Subdivision, being a Subdivision of part of the North 45 acres of the East half of the Northwest quarter of Section 32, Township 35 North, Range 14 East of the Third Principal Meridian, according to the Plat thereof recorded September 9, 1955 as Document 16357452, in Cook County, Illinois.

PIN: 32-32-111-004

Address: 3112 Willow Drive, South Chicago Heights, Illinois 60411

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 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 present or 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 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, 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 concerning any part of 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 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 trustee 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 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 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 waives and releases any and all rights or benefits under any 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 this 30th day of November 19 94

(Seal) Francesca Martire (Seal) (Seal) (Seal)

State of ILLINOIS, I, Angelo A. Lambione, a Notary Public in and for said County, County of COOK in the state aforesaid, do hereby certify that Francesca Martire, a widow and not since remarried

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 she signed the same) and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead. My Commission Expires May 17, 1997

ANGLO A. LAMBIONE Notary Public, State of Illinois My Commission Expires May 17, 1997

Angelo A. Lambione Notary Public

GRANTEE: RETURN TO RECORDER'S BOX 445 GreatBanc Trust Company 20900 S. Western Ave. Olympia Fields, Illinois 60461

3112 Willow Drive South Chicago Heights, Il. 60411 For information only insert street address of above described property.

Exempt under provisions of Paragraph 1 of Real Estate Transfer Tax Act.

Angelo A. Lambione Notary Public or Representative November 30th, 1994 Date

04046918

Document Number

250

UNOFFICIAL COPY

TRUST No. _____

DEED IN TRUST

(WARRANTY DEED)

FRANCESCA MARTINE

TO

GreatBanc Trust Company

IRL STEE

This Instrument Prepared By:

Angelo A. Ciambro
1515 Halsted Street
Chicago Heights, Illinois 60411
(708) 755-9133

Sent Subsequent Tax Bills To:

Francesca Martine
410 Willow Drive
South Chicago Heights, Illinois 60411

GreatBanc Trust Company

20900 S. Western Avenue
Olympia Fields, Illinois 60461

COOK COUNTY RECORDER

#7458 # J J * 4-04-046918

1#0066 TRAN 3640 12/15/84 13:58:00

DEPT-01 RECORDING

\$25.00

050-07-050

UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

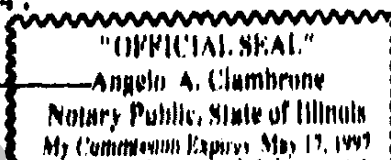
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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: November 30th, 1994

Signature: Francesca Martini
Grantor or Agent

Subscribed and sworn to before
me this 30th day of
November, 1994.

Angelo A. Clumbrone
Notary Public



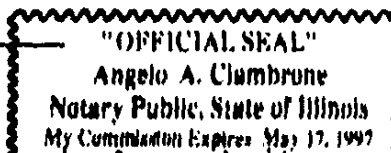
The grantee or his agent affirms that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership 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: November 30th, 1994

Signature: Francesca Martini
Grantee or Agent

Subscribed and sworn to before
me this 30th day of
November, 1994.

Angelo A. Clumbrone
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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

0403918