

UNOFFICIAL COPY



Southwest Financial Bank

4047406

WARRANTY DEED IN TRUST

This Indenture Witnesseth, That the Grantor ALBERT GRAY AND MARGARET GRAY, HIS WIFE.

of the County of Cook and the State of Illinois for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, Convey and Warrant unto Southwest Financial Bank, an Illinois banking corporation its successor or successors as Trustee under the provisions of a trust agreement dated the 1st day of October 1994 known as Trust Number 1-0939 the following described real estate in the County of Cook and State of Illinois, to-wit:

LOT 3 (EXCEPT THE NORTHERLY 20 FEET THEREOF) IN BLOCK 12 IN VINCENNES ROAD ADDITION, BEING A SUBDIVISION OF THE WEST HALF OF THE SOUTH EAST QUARTER OF SECTION 19 AND THAT PART LYING EAST OF DUMMY TRACK OF THE EAST HALF OF THE SOUTH WEST QUARTER OF SECTION 19, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

DEPT-01 RECORDING \$25.50
140012 TRAN 9078 12/15/94 10:43:00
40674 SK *04-047406
COOK COUNTY RECORDER

Vertical text on the right side, possibly a recording or filing stamp, including the name 'Margaret H. Miller' and 'Superior Title Representatives'.

Property Address: 11812 S. Vincennes, Chicago, Illinois
Permanent Real Estate Index No. 25-19-413-011

To have and to hold the said premises with the appurtenances, upon the trust and for 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 reestablish 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 in 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, 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 encumbrance 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 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 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 attachment thereto 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 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 cases 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.

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In Witness Whereof, the grantor(s) hereunto set their hands and seals this

1st day of October, 1994

(SEAL) Albert Gray Margaret Gray (SEAL)
Albert Gray Margaret Gray

State of Illinois S.S.
County of Cook

I, Tina M. Wilkins a Notary Public

in and for said County, in the State aforesaid, do hereby certify that
Albert Gray and Margaret Gray, His Wife

personally known to me to be the same person(s)
whose name subscribed to the foregoing instrument,
appeared before me this day in person and acknowledged 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 this 1st day of October A.D. 1994

Notary Public



After Recording Mail to: Southwest Financial Bank
15330 South LaGrange Road
Orland Park, Illinois 60462
(312) 460-1101

Prepared by: James E. Conway
10644 S. Western Ave.,
Chicago, Illinois 60643

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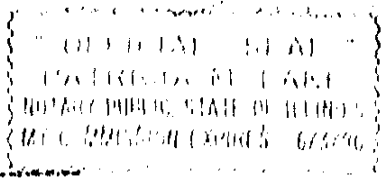
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STATEMENT BY GRANTOR AND GRANTEE

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

Dated 12/5, 1997 Signature: [Signature]
Grantor or Agent

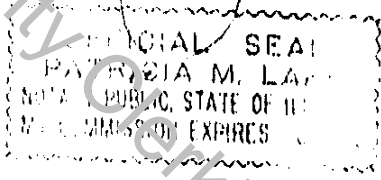
Subscribed and sworn to before me by the said [Name] this 5th day of DECEMBER, 1997.
Notary Public [Signature]



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 12/5, 1997 Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me by the said [Name] this 5th day of DECEMBER, 1997.
Notary Public [Signature]



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 ASI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

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