

# UNOFFICIAL COPY

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SUBURBAN BANK & TRUST COMPANY  
WARRANTY DEED IN TRUST



Doc#: 0420503069  
Eugene "Gene" Moore Fee: \$26.00  
Cook County Recorder of Deeds  
Date: 07/23/2004 10:24 AM Pg: 1 of 2

THIS INDENTURE WITNESSETH, that the Grantor: \*Steven P. Bagneschi

of the County of Cook and State of Illinois for and in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable considerations in hand paid, Convey(s) and Warrant(s) unto the **Suburban Bank and Trust Company**, an Illinois Corporation, as Trustee under the provisions of a Trust Agreement dated the 1st day of June, 200  $\frac{1}{4}$  known as Trust Number 74-3505 the following described real estate in the County of Cook and State of Illinois, to-wit:

The North 3 feet of Lot 44, measured on the East line thereof, all of lots, 45 and 46 and the South 6 feet of Lot 47, measured on the East line thereof, all in Block 12 in Weck's Subdivision of all of Blocks 14, 15 and 17 and that part of Blocks 10, 11, 12, and 13, lying East of the Wisconsin, Central Railroad in Riverpark Subdivision all in Section 27, Township 40 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.



This stamp processed pursuant to Section 7-105-1 A (2) of the Franklin Park Village Code governing review of documents. BE

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OC

\*Steven P. Bagneschi, married to Rachella Bagneschi, non-homestead property.

Street Address of Property: 2824 N. Birch Street, Franklin Park, IL 60131-3004  
Permanent Tax Number: 12-27-123-131-0000

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 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 and 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 changes 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 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

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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 dispositions 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.

And the said grantor(s) hereby expressly waive(s) and release(s) 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(s) aforesaid have/s hereunto set his hand and seal 30<sup>th</sup> day of JUNE, 200<sup>4</sup>.

  
\_\_\_\_\_  
Steven P. Bagneschi

STATE OF ILLINOIS	
STATE TAX	JUL. - 9.04
REAL ESTATE TRANSFER TAX	
# 0000057668	0026500
FP326652	

REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

STATE OF ILLINOIS }  
                                  }SS  
COUNTY OF COOK        }

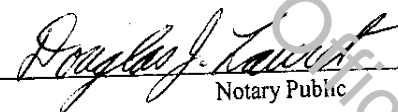
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Steven P. Bagneschi

personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that signed, sealed and delivered the said instrument as their/his/her 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 seal this 30<sup>th</sup> day of JUNE, 200<sup>4</sup>

COOK COUNTY	
REAL ESTATE TRANSACTION TAX	
COUNTY TAX	JUL. - 9.04
# 000005701	0013250
FP326665	

REVENUE STAMP

  
\_\_\_\_\_  
Notary Public

OFFICIAL SEAL  
DOUGLAS J. LAURET  
NOTARY PUBLIC, STATE OF ILLINOIS  
MY COMMISSION EXPIRES 10-14-2006

Mail this recorded instrument to:

Suburban Bank & Trust Co.  
10312 S. Cicero Avenue  
Oak Lawn, Illinois 60453

Mail future tax bills to:

Nunzio FRICANO  
6 N. 340 Maple Ave.  
Wood Dale, IL 60191

This instrument prepared by:

Suburban Bank & Trust Co.  
10312 S. Cicero Avenue  
Oak Lawn, Illinois 60453