



WARRANTY DEED
IN TRUST

Doc#: 0424449034
Eugene "Gene" Moore Fee: \$30.00
Cook County Recorder of Deeds
Date: 08/31/2004 10:25 AM Pg: 1 of 4

This document prepared by:

N.R. Oyen
6204 W. Irving Park Road
Chicago, IL 60634

The above space is for the recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor, Norman R. Oyen and Joan M. Oyen, his wife of the County of Cook and State of Illinois, for and in consideration of the sum of Ten and no/100 Dollars (\$10.00), in the hand paid, and of other good and valuable considerations, receipt of which is hereby duly acknowledged, Convey(s) and Warrant(s) unto MIDWEST BANK AND TRUST COMPANY, a corporation duly organized and existing as a corporation under the laws of the State of Illinois, and duly authorized to accept and execute trusts with the State of Illinois, as Trustee under the provisions of a certain Trust Agreement, dated the 20th day of August 2004, and known as Trust Number 04-1-8293, the following described real estate in the County of Cook and State of Illinois, to-wit.

See Attached Legal

Exempt under provisions of
Paragraph E, Section 4
Real Estate Transfer Tax Act
7/20/04
Buyer, Seller
or Representative

PIN: 03-20-212-011 and 03-20-212-003

TO HAVE AND TO HOLD the said real estate 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 real estate or any part thereof to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to resubdivide said real estate 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 real estate 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 real estate, or any part thereof, to lease said real estate, 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 thereafter, 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 real estate, 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 real estate or any part thereof, and to deal with said real estate 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 now case shall any party dealing with said Trustee, or any successor in trust, in relation to said real estate, or to whom said real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said Trustee, or any successor in trust, be obliged to see to the application of any purchase money, rent or money borrowed or advanced on said real estate, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the authority, necessity or expediency of any act of said Trustee, or be obliged or privileged to inquire into any of the terms of said Trust

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Agreement, and every deed, trust deed, mortgage, lease or other instrument executed by said Trustee, or any successor in trust, in relation to said real estate shall be conclusive evidence in favor of every person (including the Registrar of Titles of said County) relying upon a closing 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 in all amendments thereto, if any, and binding upon all beneficiaries hereunder, (c) that said Trustee, or any successor in trust, was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument and (d) that when any such deed 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 or predecessors.

This conveyance is made upon the express understanding and condition that neither Midwest Bank and Trust Company, individually or as Trustee, or any of its successors in trust shall incur any personal liability or be subjected to any claim, judgement or decree for any claim or demands or their agents or attorneys may do or omit to do in or about the said real estate or under the provisions of this deed or said Trust Agreement or any amendment or any amendment thereto, or for injury to person or property happening or resulting from said real estate, and any all such liability being hereby expressly waived and released. Any contract, obligation or indebtedness incurred or entered into by the Trustee in connection with said real estate may be entered into by it in the name of the then beneficiaries under said Trust Agreement as their attorney-in-fact, hereby irrevocable appointed for such purpose and at the election of the Trustee, in its own name, as Trustee of an express trust and not individually (and the Trustee shall have no obligation whatsoever with respect to any such contract, obligation or indebtedness except only so far as the trust property and income in the actual possession of the Trustee shall be applicable for the payment and discharged thereof). All persons and corporations whosoever and whatsoever shall be charged with notice of this condition from the date of the filing for record of this deed.

The interest of each and every beneficiary hereunder and under said Trust Agreement 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 any 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 in said real estate or such, but only an interest in the earning, avails and proceeds thereof as aforesaid, the intention hereof being that as to said Midwest Bank and Trust Company, the entire legal and equitable title in fee simple, in and to all of the real estate above described.

If the title to any of the above real estate is now or hereafter registered, the Registrar of Titles is hereby directed not to register or issue 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 said Trustee shall not be required to produce the said Agreement or a copy thereof, or any extracts therefrom, as evidence that any transfer, charge or other dealing involving the registered lands is in accordance with the true intent and meaning of the trust.

And do said grantor(s) 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 homestead from sale on execution or otherwise.

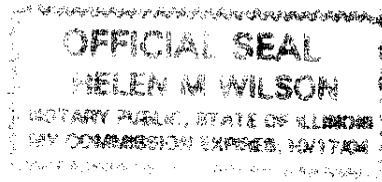
In Witness Whereof, the grantor(s) aforesaid have hereunto set their hands and seal(s) this 20th day of August, 2004.

Joan M. Oyen [SEAL] *Norman R. Oyen* [SEAL] [SEAL] [SEAL]

STATE OF ILLINOIS
COUNTY OF COOK

I, Helen M. Wilson a Notary Public, in and for said County, in the state aforesaid, do hereby certify that Norman R. Oyen and Joan M. Oyen, his wife

personally known to me to be the same person ⁴ whose name ⁵ 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 herein set forth, including the release and waiver of the right of homestead, given under my hand and notarial seal this 20th day of August, 2004.



Helen M. Wilson
Notary Public

GRANTOR'S ADDRESS
MIDWEST BANK AND TRUST COMPANY
1000 N. Harlem Avenue
Elmhurst Park, Illinois 60120-7449

839 W. Charles, Arlington Heights, IL 60004
For information only insert street address of above described property.

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PARCEL 1: THAT PART OF LOT 114 DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST LINE OF SAID LOT 340 FEET NORTH OF THE SOUTHEAST CORNER OF SAID LOT 114, THENCE NORTH ALONG EAST LOT LINE 28.26 FEET TO THE NORTHEAST CORNER OF SAID LOT; THENCE NORTHWEST ALONG SAID LOT LINE 77 FEET; THENCE 90 DEGREES SOUTHWEST 40 FEET TO A POINT 390 FEET NORTH MEASURED ALONG SAID EAST LINE AND 84.35 FEET WEST MEASURED ALONG A LINE PARALLEL WITH THE SOUTH LINE OF SOUTHEAST CORNER OF SAID LOT; THENCE WEST 212.65 FEET ALONG A LINE 390 FEET NORTH AND PARALLEL TO SOUTH LINE OF SAID LOT; THENCE SOUTH PARALLEL WITH SAID EAST LINE 50 FEET TO A POINT 297 FEET WEST OF THE EAST LINE OF SAID LOT; THENCE EAST 297 FEET TO A POINT OF BEGINNING, IN C.A. GOELZ'S ARLINGTON HEIGHTS GARDENS, BEING A SUBDIVISION IN THE NORTHEAST ¼ OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THAT PART OF LOT 114 IN C.A. GOELZ'S ARLINGTON HEIGHTS GARDENS (HEREINAFTER DESCRIBED) DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE NORTHEASTERLY LINE OF SAID LOT 114, 300 FEET SOUTHEASTERLY OF THE MOST NORTHERLY CORNER THEREOF; THENCE SOUTHEASTERLY ON THE NORTHEASTERLY LINE OF LOT 114, 192.55 FEET MORE OR LESS TO A POINT ON THE NORTHEASTERLY LINE OF LOT 114, 77 FEET NORTHWESTERLY OF THE NORTHEASTERLY CORNER OF SAID LOT; THENCE SOUTHWESTERLY ON A LINE FORMING A RIGHT ANGLE WITH THE NORTHEASTERLY LINE OF LOT 114, 40 FEET MORE OR LESS TO AN INTERSECTION WITH A LINE 390 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF LOT 114; THENCE WEST ON SAID LINE 390 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF LOT 114, 258.57 FEET MORE OR LESS TO AN INTERSECTION WITH A LINE 300 FEET SOUTHEASTERLY OF AND PARALLEL TO THE NORTHWESTERLY LINE OF LOT 114; THENCE NORTHWESTERLY ON SAID LINE, 300 FEET SOUTHEASTERLY OF AND PARALLEL TO THE NORTHWESTERLY LINE OF LOT 114, 212.68 FEET MORE OR LESS TO THE PLACE OF BEGINNING IN C.A. GOELZ'S ARLINGTON HEIGHTS GARDENS, BEING A SUBDIVISION OF THE NORTHEASTERLY ¼ OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N. 03-20-212-003 and 03-20-212-011

Commonly known as: 839 E. Charles, Arlington Heights, IL 60004

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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 8/20/04, 19____ Signature: [Signature]
Grantor or Agent

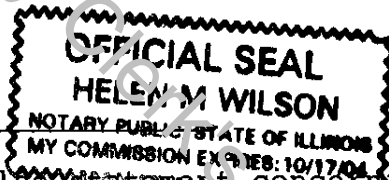
Subscribed and sworn to before me by the said Grantor this 20th day of August, ~~19~~ 2004
Notary Public [Signature]



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 8/20/04, 19____ Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me by the said Grantee this 20th day of August, ~~19~~ 2004
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 ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)