

UNOFFICIAL COPY



Doc#: 0508041056
Eugene "Gene" Moore Fee: \$34.00
Cook County Recorder of Deeds
Date: 03/21/2005 10:23 AM Pg: 1 of 6

I, STEVEN MESSNER of
Steven Messner & Associates do hereby
Certify that the Deed dated

December 14, 1994 made between

Peter MAURICI AND Victoria MAURICI

and

OAK BROOK BANK AS TRUSTEE
UNDER TRUST #2737

is presented to Centennial Title Incorporated for recordation. Further
that said original has been lost and the attached is a true and correct
copy of the original document.

Steven Messner

Signature

State of Illinois
County of Cook

I, the undersigned, a Notary Public in and for said county in the state of
Illinois, certify that Steven Messner of
Steven Messner & Associates personally known to me to be the same
person whose is subscribed and sworn to in the foregoing instrument,
appeared before me this date in person and acknowledged that he/she
signed and delivered the said instrument as his/her own free and
voluntary act for the use and purpose therein set forth.

Given under my hand and seal this 16th day of March, 2005.

Linette M. Rye
Notary Public

Commission Expiration Date: 4-7-07



1/3 1917130

Box 343
Centennial title

UNOFFICIAL COPY

Bank & Bancshares

WARRANTY DEED IN TRUST

The above space for recorder's use only

IDENTURE, WITNESSETH, THAT the Grantor, PETER MAURICI and VICTORIA
L.L. his wife,

County of Cook and State of Illinois, for and in consideration of the sum
of no/100 Dollars (\$ 10.00), in hand paid, and of other good and
valuable considerations, receipt of which is hereby duly acknowledged, Convey and Warrant unto OAK
BANK, a banking corporation duly organized and existing under the laws of the State of Illinois, and duly
authorized to accept and execute trusts within the State of Illinois, as Trustee under the provisions of a certain Trust
Agreement, dated the 14th day of December, 1994, and known as Trust Number
2737, real estate in the County of Cook and State of Illinois.

As known as Wheeling, Illinois (see page 3 for legal description and P.I.N.)

DO GRANT 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.

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 any part
thereof and to resubdivide said real estate as often as desired, to contract to sell, to grant options to purchase, to
convey, on any terms, to convey either with or without consideration, to convey said real estate or any part thereof to
any person 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 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
or extend 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 personal property, to grant easements or charges of any kind, to release, convey or assign any right, title
claim or about or easement appurtenant to said real estate or any part thereof, including the power to release,
convey or assign to another trustee conferring upon said trustee all of the power and authority herein conferred upon
OAK BANK, and to deal with said real estate and every part thereof in all other ways and for such other
purposes as it would be lawful for any person owning the same to deal with the same, whether similar or
different from the ways above specified, at any time or times hereafter.

It shall be the duty of any party dealing with said Trustee, or any successor in trust, in relation to said real estate, or
any part thereof, to see that the terms of this trust have been complied with, and that the purchase money, rent or money
advanced on said real estate, or be obliged to see that the terms of this trust have been complied with,

Deed in Trust Dated _____ to Oak Brook Bank T/U/T _____

UNOFFICIAL COPY

obliged to inquire into the authority, necessity or expediency of any act of said Trustee, or be obliged or required to inquire into any of the terms of said Trust Agreement; and every deed, trust deed, mortgage, lease or instrument executed by said Trustee, or any successor in trust, in relation to said real estate shall be conclusive in favor of every person (including the Registrar of Titles of said country) relying upon or claiming under any conveyance lease or other instrument, (a) that at the time of the delivery thereof the trust created by this deed and by said Trust Agreement was in full force and effect, (b) that such conveyance or other instrument was made in accordance with the trusts, conditions and limitations contained in this Indenture and in said Trust Agreement or in all amendments thereof, if any, and binding upon all beneficiaries thereunder (c) that said Trustee, or successor in trust, was duly authorized and empowered to execute and deliver every such deed, trust deed, 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.

Such conveyance is made upon the express understanding and condition that neither OAK BROOK BANK or as Trustee, nor its successor or successors in trust shall incur any personal liability or be subjected to suit, claim, judgement, or decree for anything it or they or its 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 thereof or for injury to person or property happening in or about said real estate, any and all such liability being 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 irrevocably appointed for such purposes, or 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 liability whatsoever with respect to any such contract, obligation or indebtedness except only so far as the trust assets and funds in the actual possession of the Trustee shall be applicable for the payment and discharge thereof). This deed and corporations, whomsoever and whatsoever shall be charged with notice of this condition from the time 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 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 to said real estate as such, but only as interest in the earnings, avails and proceeds thereof as aforesaid, the intention hereof being to vest in said OAK BROOK BANK the entire legal and equitable title in fee simple, in and to all of the real estate above described.

If any title to any of the above real estate is now or hereafter registered, the Registrar of Titles is hereby directed to register or note in the certificate of title or duplicate thereof, or memorial, the words "in trust," or "upon trust" or "with limitations," or words of similar import, in accordance with the statute in such case made 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 intent and meaning of the trust.

The said grantor s hereby expressly waive and release any and all right or benefit under and by virtue of all statutes of the State of Illinois, providing for the exemption of homestead from sale or execution or

Witness Whereof, the grantor s aforesaid have hereunto set their hands and seal s this

December 11, 19 94.

Peter Maurici [SEAL] Victoria Maurici [SEAL]
 PETER MAURICI VICTORIA MAURICI

I, Lou Downes a Notary Public in and for said County, Cook }
 } SS. in the state aforesaid, do hereby certify that PETER MAURICI and VICTORIA MAURICI, his wife

are well known to me to be the same persons whose names are Peter Maurici and Victoria Maurici subscribed to the foregoing instrument. They 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 notarial seal this day of December, 19 94.

Lou Downes
 Notary Public LABICKAS
 Notary Public, State of Illinois
 My Commission Expires 3/31/95

UNOFFICIAL COPY

Address:

Waukegan
Illinois

Description:

~~IN SMITH-PIPHENHAGEN RESUBDIVISION OF BLOCK 3 (EXCEPT
 WITH 861 FEET THEREOF AND EXCEPT THE WEST 495 FEET
 OF) IN HERZOG'S FIRST INDUSTRIAL SUBDIVISION OF PART OF
 THE WEST 1/2 OF SECTION 10 AND PART OF THE WEST 1/2 OF
 SECTION 11, ALL IN TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE
 PRINCIPAL MERIDIAN, ACCORDING TO PLAT OF SAID
 PIPHENHAGEN RESUBDIVISION REGISTERED IN THE OFFICE OF
 REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, ON AUGUST
 1994, AS DOCUMENT NUMBER 2287639, IN COOK COUNTY, ILLINOIS.~~

to covenants, conditions, easements and restrictions of record and taxes for the 1994 and all subsequent years.

Number: 03-10-400-017

Deed in Trust Dated _____ to Oak Brook Bank T/U/T 12/14/94

Page 3 of 3

COOK BANK
Fifteenth Street
Waukegan, IL 60521

Member F.D.I.C.

1050

THIS INSTRUMENT PREPARED BY:

STEVEN E. WASKO

1580 Northwest Hwy.

Park Ridge, IL 60068

UNOFFICIAL COPY



CHICAGO TITLE INSURANCE COMPANY

ORDER NUMBER: 1460 001917130 SM
STREET ADDRESS: 433 DENNISTON
CITY: WHEELING **COUNTY:** COOK
TAX NUMBER: 03-10-400-017-0000

LEGAL DESCRIPTION:

LOT 3 IN SMITH-PIPENHAGEN RESUBDIVISION OF BLOCK 3 (EXCEPT THE SOUTH 861.0 FEET THEREOF AND EXCEPT THE WEST 495 FEET THEREOF) IN HERZOG'S FIRST INDUSTRIAL SUBDIVISION OF PART OF THE EAST 1/2 OF SECTION 10 AND PART OF THE WEST 1/2 OF SECTION 11, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Property of Cook County Clerk's Office

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 3-21, 2005

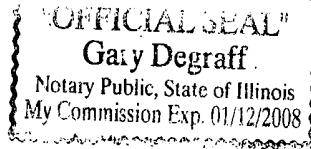
Signature: _____

Grantor or Agent

Subscribed and sworn to before me by the said

this 21 day of March, 2005

Notary Public Gary Degraff



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 3-21, 2005

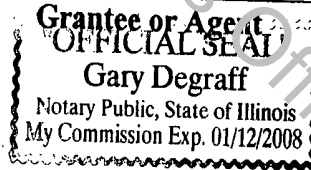
Signature: _____

Grantee or Agent

Subscribed and sworn to before me by the said

this 21 day of March, 2005

Notary Public Gary Degraff



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.

(Attached 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.)