

IN TRUST

INDEPENDENT TRUST CORPORATION

UNOFFICIAL COPY

DEED IN TRUST

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2/28/98
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THIS INDENTURE WITNESSETH That the Grantor(s), James Banks, a bachelor, and Graziella Sergio a/k/a Grace Sergio, an unmarried woman, 8206 W. Belmont, Chicago,
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, Convey and Quit-Claim Warrant unto the Independent
Trust Corporation, 15255 94th Avenue, Suite 303, Orland Park, IL 60462, a Corporation of Illinois, as Trustee under the
provisions of a Trust Agreement dated the 2nd day of March 19 98, and known as Trust
Number 20471, the following described Real Estate in the County of Cook, and State of
Illinois, to wit:

LOT 15 IN BLOCK 14 IN FEUERBORN AND KOLDE'S BELMONT TERRACE, BEING A
SUBDIVISION OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 40 NORTH,
RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE
INDIAN BOUNDARY LINE, IN COOK COUNTY, ILLINOIS.

C/K/A: 8206 W. Belmont, Chicago, IL 60634
PIN#: 12-23-426-030

The 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 homesteads from sale on execution or
otherwise.

In Witness Whereof, the grantor s ----- aforesaid has ----- hereunto set their
hand s ----- and seal s ----- this 31st day of March 19 98

James Banks (SEAL)

Graziella Sergio (SEAL)

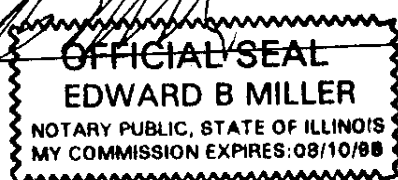
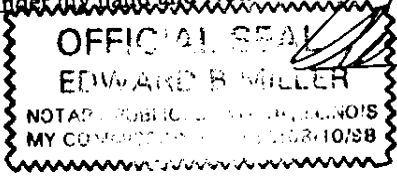
A/K/A Grace Sergio (SEAL)

STATE OF ILLINOIS,
County of Cook } SS.

I, ----- a NOTARY PUBLIC in and for said County, in the State aforesaid, DO HEREBY CERTIFY
that James Banks, a bachelor, and Graziella Sergio, a/k/a
Grace Sergio,

personally known to me to be the same person s ----- whose name s are ----- 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 Notarial Seal this 31st day of March
, 19 98.
Notary Public
Deed in Trust



Box 334

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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 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 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 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, contract 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 the 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 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 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 predecessors in trust.

This conveyance is made upon the express understanding and condition that neither Independent Trust Corporation individually or as Trustee, nor its successor or successors in trust shall incur any personal liability or be subjected to any claim, judgment 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 thereto, or for injury to person or property in or about said real estate, any and 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 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 obligation whatsoever with respect to any such contract, obligation or indebtedness except only so far as the trust property and funds in the actual possession of the Trustee shall be applicable for the payment and discharge thereof. All persons and corporations whomsoever 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 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 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.

MAIL TAX BILLS TO: Alan Suggs
8206 W. Belmont
Chicago, IL 60634

*Mail to First National Bank
PO Box 818
Frankfort IL 60423*

Mail Recorded Document to: <u>Edward B. Miller</u> <u>221 N. LaSalle St. - Ste 3800</u> <u>Chicago, IL 60601</u>	Document prepared by: <u>Edward B. Miller</u> <u>221 N. LaSalle St. Ste. 3800</u> <u>Chicago, IL 60601</u>
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EXEMPT FROM TAXATION UNDER THE PROVISION OF PARAGRAPH e SECTION 4 OF THE ILLINOIS REAL ESTATE TRANSFER TAX ACT AND PARAGRAPH e SECTION 4 OF THE COOK COUNTY TRANSFER TAX ORDINANCE.

Exempt under provisions of Paragraph e, Section 4, Real Estate Transfer Tax Act. Deed in Trust

3/31/99 [Signature] Date Buyer, Seller, or Representative

3/31/99 [Signature] Date Buyer, Seller or Representative

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

Dated 3-31, 19 98 Signature: [Signature] Grantor or Agent

Subscribed and sworn to before me by the
said [Signature]
this 31st day of March
19 98.



[Signature]
Notary Public

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 3-31, 19 98 Signature: [Signature] Grantee or Agent

Subscribed and sworn to before me by the
said [Signature]
this 31st day of March
19 98.



[Signature]
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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]