

UNOFFICIAL COPY

DEED IN TRUST



MAIL RECORDED DEED TO:
FOUNDERS BANK
14497 JOHN HUMPHREY DRIVE
ORLAND PARK, IL 60462

Doc#: 0710160081 Fee: \$30.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 04/11/2007 11:10 AM Pg: 1 of 4

PREPARED BY:

FOUNDERS BANK
TRUST DEPARTMENT
14497 JOHN HUMPHREY DRIVE
ORLAND PARK, ILLINOIS 60462

Note: This space is for Recorder's L

THIS INDENTURE WITNESSETH, That the Grantor(s) **GEORGE VRANAS, A MARRIED MAN**, of the County of COOK and State of ILLINOIS for and in consideration of **TEN DOLLARS AND NO CENTS**, and other good and valuable considerations in hand and paid, Conveys.... and Warrants.... unto **Founders Bank, 14497 John Humphrey Drive, Orland Park, IL 60462**, a corporation of Illinois, as Trustee under the provisions of a Trust Agreement dated the 21st day of April, 2006 and known as Trust Number 6870, the following described real estate in the County of Cook and the State of Illinois, to wit:

LOT 2 IN JOHN T. NAGLE'S 104TH STREET SUBDIVISION UNIT NO. 2 OF PART OF THE NORTHWEST ¼ OF SECTION 15, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 24-15-104-015-0000

Commonly known as: 10317 S. KENTON AVE., OAK LAWN, IL 60453

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.

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 aforesaid have hereunto set their hands and seals this 11 day of March, 2007.


George Vranas

UNOFFICIAL COPY

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 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 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 part 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 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 predecessors 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 all 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.

This document contains 3 pages.

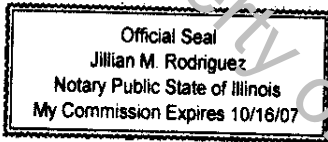
This is Page 2 of 3.

UNOFFICIAL COPY

STATE OF ILLINOIS}
SS.
COUNTY OF COOK}

The undersigned, A Notary Public in and for said County, in the State aforesaid, does hereby certify that **George Vranas**, who personally known to me to be the same persons whose names are subscribed to the foregoing instrument appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own 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 12th day of March, 2007.



Jilian M. Rodriguez
Notary Public

NAME AND ADDRESS OF TAXPAYER:

COUNTY-ILLINOIS TRANSFER STAMPS
EXEMPT UNDER PROVISIONS OF PARAGRAPH e
SECTION 4, REAL ESTATE TRANSFER ACT.

DATE: 3/18/07

Barbara J. Halson
Buyer/Seller/Representative

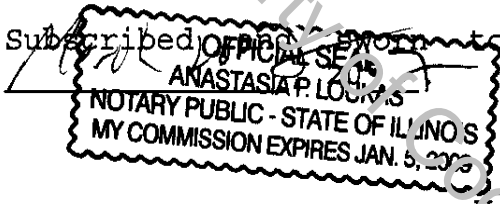
UNOFFICIAL COPY

STATEMENT OF 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: 3/12/07

Signed [Signature]
Grantor or Agent

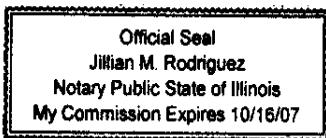
Subscribed and sworn to before me on this 12 day of March
[Signature]
Notary Public


The grantee or his agent affirms and verifies 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, all Illinois corporation or foreign corporation 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: 3/12/07

Signed [Signature]
Grantee or Agent

Subscribed and sworn to before me this 12th day of March, 2007.



[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.