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Cook County Recorder 27.50



PREPARED BY:

Thomas P. Russian
7660 West 62nd Place
Summit, IL 60501

MAIL TO:

Thomas P. Russian
7660 West 62nd Place
Summit, IL 60501

DEED IN TRUST

THIS INDENTURE WITNESSETH that the Grantor **WILLIAM A. MILLER, JR. and GAIL D. MILLER,** Husband and Wife of the County of Cook and State of Illinois for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations in hand paid. Convey and warrant unto **STANDARD BANK AND TRUST COMPANY**, a corporation of Illinois as Trustee under the provisions of a Trust Agreement dated the 9th day of December 1998, and known as Trust Number 16134 the following described real estate in the County of Cook and State of Illinois, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Exempt under provision of Paragraph E Section 31-45
Real Estate Transfer Tax Act.

12-16-98
Date

Thomas P. Russian
Buyer, Seller or Representative attly

Commonly known as: 12400 South 88th Avenue
Palos Park, IL 60464

PIN: 23-27-410-016 and 019

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the uses and purposes herein 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 sell on any terms, to convey either with or without consideration, to donate, to dedicate, to mortgage, pledge or otherwise encumber; to lease said property, or any part thereof, from time to time, by leases to commence in present or in future, and upon any terms and for any period or periods of time not exceeding 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 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 said premises 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, to whom said premises, or any part thereof, shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, and in no case shall any party dealing with said trustee in relation to said premises, be obliged to see 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 privileged or obliged to inquire into any of the terms of said Trust Agreement.

The interest of each and every beneficiary hereunder and of all persons claiming under them, is hereby declared to be personal property and to be in the earnings, avails and proceeds arising from the disposition of the premises; the intension hereof being to vest in said STANDARD BANK AND TRUST COMPANY the entire legal and equitable title in fee, in and to all the premises above described.

And the said grantors 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 grantors aforesaid have hereunto set their hands and seals this 16th day of December, 1998.

William A. Miller, Jr.
WILLIAM A. MILLER, JR.

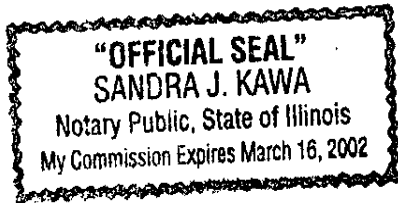
Gail D. Miller
GAIL D. MILLER

I, the undersigned, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY, that

WILLIAM A. MILLER, JR. and GAIL D. MILLER

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 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 16th day December, A.D. 1998.



Sandra J. Kawa
NOTARY PUBLIC

DEED IN TRUST

(WARRANTY DEED)



STANDARD BANK AND TRUST CO.
7800 West 95th Street, Hickory Hills, IL 60457

EXHIBIT "A"

LOT 1 IN MILLER'S CONSOLIDATION
OF

THE SOUTH 25.0 FEET OF LOT 19, ALL OF LOTS 17 AND 18 AND THAT PART OF LOT 18 LYING EAST OF A LINE RUNNING DUE SOUTH FROM THE MOST SOUTHERLY CORNER OF LOT 8 TO THE SOUTH LINE OF SAID LOT 18, ALL IN BLOCK 4 IN MONSON AND COMPANY'S THIRD PALOS PARK SUBDIVISION OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 37 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN; TOGETHER WITH THAT PART OF THE NORTH 1/2 OF VACATED 125TH STREET LYING SOUTH OF AND ADJOINING THE HEREBEFORE DESCRIBED PART OF LOT 18 AND ALSO THAT PART OF THE WEST 1/2 OF VACATED 88TH AVENUE LYING SOUTH OF THE SOUTH LINE OF WEST 124TH STREET (AS EXTENDED WESTERLY) AND LYING NORTH OF THE CENTERLINE OF VACATED 125TH STREET AND ALSO; THAT PART OF THE EAST 1/2 OF VACATED 88TH AVENUE, LYING WEST OF AND ADJOINING THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE, ALL TAKEN AS A TRACT, TO WIT; LOT 23 IN GROVER C. ELMORE AND COMPANY'S ADDITION TO PALOS PARK, BEING A SUBDIVISION IN THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 37 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 8, 1948 AS DOCUMENT NUMBER 13734739 (EXCEPT THAT PART OF SAID LOT 23 DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER THEREOF; THENCE NORTHEASTERLY ALONG THE SOUTHERLY LINE OF SAID LOT 149.61 FEET; THENCE NORTHWESTERLY AT RIGHT ANGLES TO THE SOUTHERLY LINE OF SAID LOT TO A POINT ON THE WEST LINE OF SAID LOT WHICH IS 216.03 FEET; MORE OR LESS, NORTH OF THE SOUTHWEST CORNER OF SAID LOT; THENCE SOUTHERLY TO THE PLACE OF BEGINNING, ALL THE FOREGOING BEING SITUATED IN THE COUNTY OF COOK AND THE STATE OF ILLINOIS.

Property of Cook County Clerk's Office

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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 the 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: December 16, 1998

Signature: *William A. Miller, II*
WILLIAM A. MILLER, II, Grantor

SUBSCRIBED AND SWORN TO before me by the said Grantor this 16th day of December, 1998.

Sandra J. Kawa
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.

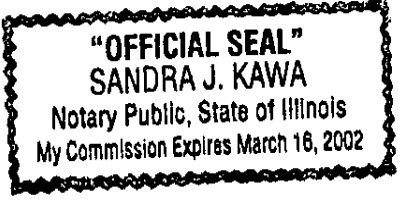
STANDARD BANK AND TRUST COMPANY TRUST NO. 16134

Dated: December 16, 1998

Signature: By: *William A. Miller, II*
WILLIAM A. MILLER, II, Grantee

SUBSCRIBED AND SWORN TO before me by the said Grantee this 16th day of December, 1998

Sandra J. Kawa
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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act).