

UNOFFICIAL COPY

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1999-10-26 11:12:10
Cook County Recorder 27.50

DEED IN TRUST

MAIL RECORDED DEED TO:
FOUNDERS BANK
11850 S. HARLEM AVE.
PALOS HEIGHTS IL 60463



09005970



PREPARED BY:

Note: This space is for Recorder's Use Only

THIS INDENTURE WITNESSETH; That the Grantor(s)

Donald Phillips, a Widower not since Remarried,

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, 11850 S. HARLEM AVENUE, PALOS HEIGHTS, IL 60463, a corporation of Illinois, as Trustee under the provisions of a Trust Agreement dated the 13th day of October 19 99 and known as Trust Number 5598, the following described real estate in the County of Cook and the State of Illinois, to wit:

Lot 101 in J.E. Merrion and Company's Merrionette Park, being a Subdivision of the Southwest Quarter of the Northwest Quarter except the West Half of the Northwest Quarter of the Southwest Quarter of the Northwest Quarter also except the Southwest Quarter of the Southwest Quarter of the Southwest Quarter of the Northwest Quarter also except Railroad right-of-way of Section 24, Town 37 North, Range 13, East of the Third Principal Meridian in Cook County, Illinois.

PIN: 24-24-118-011

Commonly Known as: 11450 So. Whipple, Merrionette Park, IL 60803

SUBJECT TO;

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.

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This is Page 1 of 3.

In Witness Whereof, the grantor aforesaid ha^s hereunto set his hand and seal this 3th day of October, 1999.

Donald G. Phillips
Donald Phillips

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.

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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.

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

Donald Phillips, a Widower not since Remarried

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 they signed and delivered the said instrument as their 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 18th day of October, 19 99



Barbara J. Ralson

Notary Public

NAME AND ADDRESS OF TAXPAYER:

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

DATE: 10/13/99

Barbara J. Ralson

Buyer/Seller/Representative

6/98
deed.in.

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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 10/13, 1999 Signature: *Ronald H. Phillips*

Grantor or Agent

Subscribed and sworn to before me by the said grantor this 13th day of October, 1999.

Notary Public *Barbara J. Ralson*

OFFICIAL SEAL
BARBARA J RALSON
NOTARY PUBLIC STATE OF ILLINOIS
MY COMMISSION EXP. MAR. 24, 2003

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.

Founders Bank

Dated 10/13, 1999 By: Signature: *Barbara J. Ralson*

Grantee or Agent
AVP/Trust Officer

Subscribed and sworn to before me by the said grantee this 13th day of October, 1999.

Notary Public *Marianne C. Vanek*

OFFICIAL SEAL
MARIANNE C VANEK
NOTARY PUBLIC STATE OF ILLINOIS
MY COMMISSION EXP. JULY 19, 2002

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.]