

UNOFFICIAL COPY

DEED IN TRUST 1997 JUL 21 PM 3: 21

87401722

\$16.00

Quit Claim

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor Kathleen J. Murphy, a spinster  
of 12000 South Harlem Avenue, Palos Heights, IL 60463  
of the County of Cook and State of Illinois for and in consideration  
of Ten and no/100's Dollars, and other  
good and valuable consideration in hand paid, Convey s and Quit Claims unto the  
Riverdale Bank, an Illinois banking corporation qualified to do trust business under and by virtue of the laws of the  
State of Illinois whose address is 13700 South Indiana Avenue, Riverdale, Illinois 60627 as Trustee under the  
provision of a Trust Agreement dated the 5th day of June, 19 87, known as Trust  
No. 374, the following described real estate in the county of Cook and the state of Illinois to  
wit: See Attached Legal Description.

Property Address: 425 W. 194th Street, Glenwood, Illinois  
Permanent Tax Number: 32-09-102-010 DK

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for 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 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 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 to 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 party 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 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 predecessor 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 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.

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.

And the said grantor 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 has hereunto set her hand and seal this 29<sup>th</sup> day of JUNE 19 87

Kathleen J. Murphy (Seal) \_\_\_\_\_ (Seal)  
KATHLEEN J. MURPHY (Seal) \_\_\_\_\_ (Seal)

State of Illinois, I, Harry E. De Bruyn, a Notary Public in and for said County, in County of Cook the state aforesaid, do hereby certify that Kathleen J. Murphy, a spinster of 12000 South Harlem Avenue, Palos Heights, IL 60463, is

personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed, sealed and delivered the said instrument as her 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 29<sup>th</sup> day of JUNE, 19 87

Harry E. De Bruyn  
Notary Public

"OFFICIAL SEAL"  
Harry E. DeBruyn  
Notary Public, State of Illinois  
My Commission Expires June 20, 1991

After recording return to: 425 W. 194th Street, Glenwood, IL  
Riverdale Bank  
Land Trust Department  
13700 Indiana Avenue  
Riverdale, IL 60627  
For information only insert street address of above described property.

This document prepared by: Harry E. DeBruyn  
12000 S. Harlem Avenue  
Palos Heights, IL 60463

BOX 233 - HV

Exempt under Real Estate Transfer Tax Act Sec 9, Part 4  
Date: 6/29/87 Signature: Kathleen J. Murphy  
Document Number: 87401722  
Stamp: Stamp for Recording Riders and Revenue Stamp

71-18-988 21  
888-8-11

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Property of Cook County Clerk's Office

874017228

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PLAT ACT AFFIDAVIT

STATE OF ILLINOIS )  
  ) SS  
COUNTY OF COOK     )

THOMAS C. KAUFMANN, being duly sworn on  
oath, states that he resides at 135 S. LAZALLE ST. SUITE 3600

CHICAGO, IL 60603. That the attached deed is not in violation  
of Section 1 of Chapter 109 of the Illinois Revised Statutes for one of the  
following reasons:

- ①. Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed;  
OR  
~~the conveyance falls in one of the following exemptions as shown by Amended Act which became effective July 17, 1959.~~
2. The division or subdivision of land into parcels or tracts of 5 acres or more in size which does not involve any new streets or easements of access.
3. The divisions of lots or blocks of less than 1 acre in any recorded subdivision which does not involve any new streets or easements of access.
4. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
5. The conveyance of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easements of access.
6. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
7. The conveyances of land for highway or other public purposes or grants or Conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
8. Conveyances made to correct descriptions in prior conveyances.
9. The sale or exchange of parcels or tracts of land existing on the date of the amendatory Act into no more than 2 parts and not involving any new streets or easements of access.

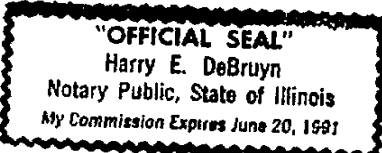
CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

Affiant further states that he makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

Thomas Kaufmann

SUBSCRIBED and SWORN to before me  
this 24 day of JUNE, 1987

Harry E. DeBruyn  
NOTARY PUBLIC



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CERTIFICATE OF EXEMPTION

THE UNDERSIGNED MICHAEL CHAMPION

HEREBY STATES THAT THE DEED FROM KATHLEEN MURPHY, TO MICHAEL CHAMPION

DATED June 5, 1987 A Spinster IS EXEMPT FROM THE VILLAGE

OF GLENWOOD REAL ESTATE TRANSFER TAX AS FOLLOWS: (in conformance with Sec. 25-106)

- (a) Deeds to property acquired by any governmental body or from any governmental body or deeds to property between governmental bodies, or by or from any corporation, society, association, foundation or institution organized and operated exclusively for charitable, religious or educational purposes.
- (b) Deeds which secure debt or other obligations.
- (c) Deeds, which without additional consideration, confirm, correct, modify, or supplement a deed previously recorded.
- (d) Deeds where the actual consideration is less than \$500.00.
- (e) Tax deeds.
- (f) Deeds of release of property which is security for a debt or other obligation.
- (g) Deeds of partition.
- (h) Deeds made pursuant to mergers, consolidations or transfers or sales of substantially all of the assets of corporations pursuant to plans of reorganization.
- (i) Deeds made by a subsidiary corporation to its parent corporation for no consideration other than the cancellation or surrender of the subsidiary's stock.
- (j) Deeds wherein there is an actual exchange of real estate except that that money difference or money's worth paid from one to the other shall not be exempt from the tax.
- (k) Deeds representing transfers subject to the imposition of a documentary stamp tax imposed by the government of the United States, except that such deeds shall not be exempt from filing the declaration.

87A01722

STATE FACTS SHOWING THE APPLICABILITY OF EXEMPTION TO DEED:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

DESCRIPTION OF PROPERTY: \_\_\_\_\_

See Attached Legal Description

DATE: July 2 1987

Michael Q. Champion  
(SIGNATURE)

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## LEGAL DESCRIPTION

A tract of land comprising part of the North 550 feet of the South 1/2 of the North West 1/4 of Section 9, Township 35 North, Range 14 East of the Third Principal Meridian, said tract of land being described as follows:

Beginning at a point on the North line of said South 1/2 of the North West 1/4 of Section 9, said point being 227.51 feet East of the Intersection of said North line of Glenwood Road; and running thence East along said North line of the South 1/2 of the North West 1/4 of Section 9, a distance of 200 feet; thence South, Perpendicular to said North line, a distance of 550 feet; thence North, Perpendicular to said North line, a distance of 550 feet to the Point of Beginning, all in Cook County, Illinois.

Permanent Tax Nos: 32-09-102-010-0000

Commonly Known As: 425 West 194th Street  
Glenwood, Illinois

Cook County Clerk's Office

A TRACT OF LAND COMPRISING PART OF THE NORTH 550 FEET OF THE SOUTH 1/2 OF THE NORTH WEST 1/4 OF SECTION 9, TOWNSHIP 35 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID TRACT OF LAND BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF SAID SOUTH 1/2 OF THE NORTH WEST 1/4 OF SECTION 9, SAID POINT BEING 227.51 FEET EAST OF THE INTERSECTION OF SAID NORTH LINE WITH THE CENTER LINE OF GLENWOOD ROAD; AND RUNNING THENCE EAST ALONG SAID NORTH LINE OF THE SOUTH 1/2 OF THE NORTH WEST 1/4 OF SECTION 9, A DISTANCE OF 200 FEET; THENCE SOUTH, PERPENDICULAR TO SAID NORTH LINE, A DISTANCE OF 550 FEET; THENCE WEST, PARALLEL WITH SAID NORTH LINE, A DISTANCE OF 200 FEET; THENCE NORTH, PERPENDICULAR TO SAID NORTH LINE, A DISTANCE OF 550 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

87401722

Pty Address: 425 W. 194th Street, Glenwood, Illinois  
Permanent Tax Number: 32-09-102-010

County Clerk's Office