

UNOFFICIAL COPY

89067066

WARRANTY DEED IN TRUST

THIS INDENTURE WITNESSETH, That the Grantor, James J. Matuzak / A Married Man *** the County of Will State of Illinois for and in consideration of Ten 00/000 Dollars, and other good and valuable considerations in hand paid, Convey and Warrant unto THE FIRST OF AMERICA TRUST COMPANY, KANKAKEE, ILLINOIS, as Trustee under the provisions of a trust agreement dated the Oct 26 day of 1978, known as Trust Number 3404, the following described real estate in the County of Cook, and State of Illinois, to-wit:

LOT 568 IN WOODGATE GREEN UNIT NUMBER 4, BEING A SUBDIVISION OF PART OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 17, AND PART OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 31, 1974 AS DOCUMENT NUMBER 22951732, IN COOK COUNTY, ILLINOIS. **89067066**

PTN: 31-17-107-029

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 re-subdivide 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 future and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 99 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 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 delivery 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.

Property Address 104 Pheasant, Matteson, IL

tax # 31-17-107-030

31-17-107-029

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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 has hereunto set its hand and seal this 30th day of January, 1989.

SEAL

SEAL

James J. Matzuka

SEAL

89067066

DEPT-01 \$13.25
T#4444 TRAN 5375 02/14/89 09:42:00
#4628 # D * -39-067066
COOK COUNTY RECORDER

STATE OF Illinois
COUNTY OF Will

I, Shirley Kay Wagner, A Notary Public in and for said County, in the State aforesaid, do hereby certify that James J. Matzuka, a Married Man

personally known to me to the same person whose name subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as 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 30th day of January, 1989.

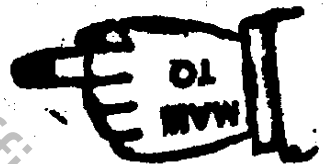
(NOTARIAL SEAL)

Shirley Kay Wagner
Notary Public

This document prepared by:

James Matzuka
2080 Island Drive
Morris, Il. 60450

MAIL RECORDED DEED TO:
FIRST OF AMERICA TRUST COMPANY
189 EAST COURT STREET
KANKAKEE, ILLINOIS 60901



Mail Future Tax Statements To:

Carl W. Clausen
R.R. 2 Box 1 49A
Kankakee, Il. 60901

except under provisions of Paragraph 2, Section 4,
Real Estate Transfer Tax Act.

2/10/89
Date

James J. Matzuka
Buyer, Seller or Representative

13 00 MAIL

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UNOFFICIAL COPY

31-11-1904

Property Address 104 Pleasant, Matteson, IL

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OF
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*** This is not the homestead property of the Grantor or his Spouse.

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, highway or alleys and to vacate any subdivision or part thereof, and to re-subdivide 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, to 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 the future and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 99 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 require into the necessity or expediency of any act of said trustee, or be obliged or privileged to include into any of the terms of said trust agreement, 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 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.

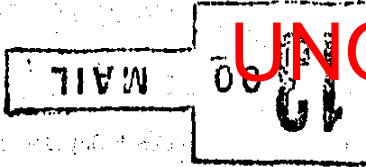
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Deputy Seller or Representative

Date 2/10/89

Example under provisions of Paragraph Section 2036, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100.

Carl W. Clausen
R.R. 2 Box 1 49A
Kankakee, IL 60901

Mail Future Tax Statements to:
Carl W. Clausen
R.R. 2 Box 1 49A
Kankakee, IL 60901



James Matzuka
2080 Island Drive
Morris, IL 60450

This document prepared by:

(NOTARIAL SEAL)
Given under my hand and notarial seal this 30th day of January 1989.
personally known to me to the same person whose name subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he delivered the said instrument as free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

I, Notary Public, do hereby certify that James Matzuka, a Married Man, a Notary Public in and for said County, in the State afore-

DEPT-01
#4444 TRAN 5375 02/14/89 09:42:00
#4628 # D * 89-067066
COOK COUNTY RECORDER

89067066

SEAL

SEAL

SEAL

SEAL

In Witness Whereof, the grantor has hereunto set its hand and seal this 30th day of January, 1989.

And the said grantor hereby expressly waives and releases 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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