

# UNOFFICIAL COPY

WARRANTY DEED IN TRUST  
THIS INSTRUMENT  
PREPARED BY  
LOUIS PLANERA

31149180

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor  
GEORGE T. POMEROY AND KAREN B. POMEROY (HIS WIFE)

of the County of COOK and State of ILLINOIS for and in consideration  
of Ten And No/100 Dollars, and other good  
and valuable considerations in hand paid, convey and warrant unto the FIRST  
NATIONAL BANK IN CHICAGO HEIGHTS, a corporation of the United States of America, as  
Trustee under the provisions of a trust agreement dated the 6th day of  
APRIL 19 78, known as Trust Number 4254, the follow-  
ing described real estate in the County of COOK and State of Illinois, to wit:

LOTS 24 AND 25 in the Subdivision of part of Lot 1 in Block 239 as  
per plat recorded September 8, 1913, as document no. 5259842, all  
in the City of Chicago Heights, which is a Subdivision in Section  
28, Township 35 North, Range 14, East of The Third Principal  
Meridian, In Cook County, Illinois.

AKA 272 East 26th Street, Chicago Heights, Illinois, 60411

32-28-301-021

DEPT-01 RECORDING  
124444 TRAN 2671 04/03  
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COOK COUNTY RECORDER

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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, highways or alleys and to vacate any subdivision or part thereof, and to redivide said property  
as often as desired, to contract to sell, to grant or agree 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 present or 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, 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 rent, to partition or to exchange said property, or any part thereof, or  
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 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  
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 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  
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 instrument 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,  
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 notified not to register or note  
the certificate of title or duplicate thereof, or memorial, the words "in trust", or "upon condition", or "with limitations", or words  
similar import, in accordance with the statute in such case made and provided.

And the said grantor hereby expressly waive and release any and all right or benefit under any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or other sale.

In Witness Whereof, the grantor George T. Pomeroy and Karen B. Pomeroy aforesaid ha their hand and seal of  
this 22 day of August 19 89.

George T. Pomeroy (Seal) Karen B. Pomeroy (Seal)  
George T. Pomeroy (Seal) Karen B. Pomeroy (Seal)

State of Ill. } SS. I, Louis Planera a Notary Public in and for said County,  
County of Cook } in the state aforesaid, do hereby certify that George T. Pomeroy and Karen B. Pomeroy

personally known to me to be the same person George T. Pomeroy and Karen B. Pomeroy whose name George T. Pomeroy and Karen B. Pomeroy subscribed to  
the foregoing instrument, appeared before me this day in person and acknowledged that George T. Pomeroy and Karen B. Pomeroy 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 22 day of August 1989  
Louis Planera  
Notary Public

### GRANTEE:

First National Bank in Chicago Heights  
100 First National Plaza  
Chicago Heights, Illinois 60411

For information only insert street address of  
above described property.

This space for affixing Stamps and Revenue Stamps  
SECTION 4. REAL ESTATE TRANSFER TAX ACT.  
Representative  
Louis Planera

31149180

22/29

# UNOFFICIAL COPY

STATE OF ILLINOIS

County of Cook

Record No. \_\_\_\_\_

Page No. \_\_\_\_\_

TRUST No. ....

## DEED IN TRUST

(WARRANTY DEED)

TO

First National Bank in Chicago Heights

TRUSTEE

### TRUST DEPARTMENT

First National Bank in Chicago Heights  
100 First National Plaza  
Chicago Heights, Illinois 60411

961 Kott Enterprises Harvey 60426

Property of Cook County Clerk's Office



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