

UNOFFICIAL COPY

92557811

THIS INDENTURE WITNESSETH, That the Grantor, Robert F. Johnson

of the County of Cook and State of IL, for and in consideration of the sum of Ten Dollars (\$ 10.00). In hand paid, and of other good and valuable considerations, receipt of which is hereby duly acknowledged, Convey S and Warranty unto MOUNT GREENWOOD BANK, a banking corporation duly organized and existing under the laws of the State of Illinois, and duly authorized to accept and execute trusts within the State of Illinois, as Trustee under the provisions of a certain Trust Agreement, dated the 27th day of October 19 89, and known as Trust Number 5-0881, the following described real estate in the County of Cook and State of Illinois, to-wit:

LOT 15 IN C.O. MARTIN'S SUBDIVISION OF THAT PART OF THE WEST 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 2, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE CENTER LINE OF EAST 94TH STREET, IN COOK COUNTY, ILLINOIS

PERMANENT INDEX NUMBER: 25-02-413-015

COOK COUNTY RECORDER #6613 # 92-557811 T#5555 FROM 9297 07/29/92 14:14:00 DEPT-1 RECORDING \$25.00

SUBJECT TO

TO HAVE AND TO HOLD the said real estate with the covenances, 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 real estate as any part thereof, to dedicate parks, streets, highways or alleys and to create any subdivision or plat therefor, and to redivide said real estate as often as deemed to conform to sell, to grant options to use any term, to convey same with or without restriction, to convey said real estate or any part thereof in a trust or to successors or assignees in trust and to grant to each successor or assignee 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 real estate, or any part thereof, to lease said real estate, or any part thereof, from time to time, in possession or reversion, by lease to commence in present or in future, and upon any lease and to any term, in periods of time, not exceeding in the case of any single lease 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 premises and to contract respecting the manner of using the same or present or future rentals, to partition or to purchase said real estate, or any part thereof, for other real or personal property, to grant easements of whatever kind, to release, convey or assign any right, title or interest in or about or incident appurtenant to said real estate or any part thereof, and to deal with same, to take and convey same 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, in either 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, or any successor in trust, in relation to said real estate, or to whom said real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said Trustee, or any successor in trust, be obliged to see to the application of any purchase money, rent or money borrowed or advanced on said real estate, or be obliged to see to the terms of this trust have been complied with, or be obliged to inquire into the authority, necessity or expediency of any act of said Trustee, or be obliged or directed 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, or any successor in trust, in relation to said real estate shall be conclusive evidence in favor of every person (including the Register of Titles of said county) 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 all amendments thereto, if any, and binding upon all beneficiaries thereunder, (c) that said Trustee, or any successor in trust, was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument and (d) that such conveyance is made by 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 the, his or their predecessor in trust. This conveyance is made upon the express understanding and condition that neither Mount Greenwood Bank, individually or as Trustee, nor its successor or assignees in trust shall incur any personal liability or be subjected to any claim, judgment or decree for anything in or done by or for their agents or attorneys who do or omit to do in or about the said real estate or under the provisions of this Deed or said Trust Agreement or any amendment thereto, or for injury to person or property happening in or about said real estate, any and all such liability being hereby expressly waived and released. Any contract, obligation or indebtedness incurred or entered into by the Trustee in connection with said real estate shall be applicable for the full term and discharge thereof. All persons and corporations who however and whatsoever shall be charged with notice of this condition from the date of the filing of this Deed. The interest of each and every beneficiary hereunder and under said Trust Agreement and of all persons claiming under them or any of them shall be deemed 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, rents and proceeds thereof as aforesaid, the retention hereof being to vest in said Mount Greenwood Bank the entire legal and equitable title in fee simple, in and to all of the real estate above described. If the title to any of the above real estate is now or hereafter registered, the Register of Titles is hereby directed not to register or note in the certificate of title or duplicate thereon, or previously, the words "in trust," or "with limitations," or words of similar import, in accordance with the statute in such case made and provided, and said Trustee shall not be required to produce the said Agreement or a copy thereof, or any extracts therefrom, as evidence that any transfer, charge or other dealing involving the registered lands is in accordance with the true intent and meaning of the trust. And the said grantor hereby expressly waives and releases any and all right or benefit under and by virtue of, 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 his hand and seal this 21st day of July 1992. Robert F. Johnson (SEAL)

State of IL, I, Margaret Ann Kutka, a Notary Public in and for said County, County of Cook, in the state aforesaid, do hereby certify that Robert F. Johnson

" OFFICIAL SEAL MARGARET ANN KUTKA NOTARY PUBLIC, STATE OF ILLINOIS MY COMMISSION EXPIRES... 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 he signed, sealed and delivered the said instrument as his 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 21 day of July 1992. Margaret Ann Kutka Notary Public

Mount Greenwood Bank 3052 WEST 111th STREET CHICAGO, ILLINOIS 60655 445-4500

9327 Woodlawn, Chicago, IL For information only insert street address of above described property.

This instrument prepared by John L. Heller 10517-21 S. Western Ave. Chicago, IL 60643

11189409A

\$25.00 E

Exempt under provisions of Paragraph 9, Section 4 Real Estate Transfer Tax Act. Date 8/2/92 John L. Heller, Seller or Representative

I hereby declare that the attached instrument is exempt from taxation under the Chicago Revenue Tax Ordinance by Paragraph (s) of Section 200.1-256 of said ordinance.

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Property of Cook County Clerk's Office

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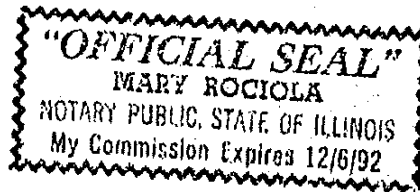
## STATEMENT BY GRANTOR AND GRANTEE

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 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 July 24, 19 92 Signature: By: Barbara J. Ralston  
Mount Greenwood Bank as Trustee  
Grantor or Agent  
Asst. V.P./Trust Officer

Subscribed and sworn to before me by the said agent this 24th day of July, 1992.

Notary Public Mary Rocicla

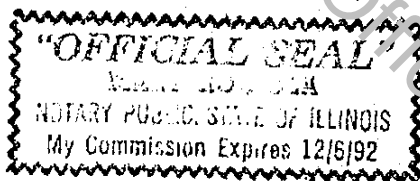


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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.

Dated July 24, 19 92 Signature: By: Barbara J. Ralston  
Mount Greenwood Bank as Trustee  
Grantee or Agent  
Asst. V.P./Trust Officer

Subscribed and sworn to before me by the said grantee this 24th day of July, 1992.

Notary Public Mary Rocicla



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.]

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IN WITNESS WHEREOF, I have hereunto set my hand and the seal of the Court at Chicago, Illinois, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Property of Cook County Clerk's Office

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of the Court at Chicago, Illinois, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Signature