

UNOFFICIAL COPY

WARRANTY DEED IN TRUST

92830508

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor, Randall E. Sass and Emily E. Sass,
his wife, as joint tenants
of the County of Cook and State of Illinois, for and in consideration
of the sum of Ten and no/100 Dollars (\$ 10.00),
in hand paid, and of other good and valuable considerations, receipt of which is hereby duly acknowledged, Convey and
Warrant unto COLUMBIA NATIONAL BANK OF CHICAGO, a corporation duly organized and existing as a national banking
association under the laws of the United States of America, 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 8th day of October 1992, and
known as Trust Number 4104, the following described real estate in the County of Cook
and State of Illinois, to-wit:

Lot 26 in Poplar Grove Subdivision being a Subdivision in the
Southwest quarter of the Northwest quarter of Section 10,
Township 42 North, Range 11, East of the Third Principal
Meridian, according to the plat thereof recorded June 5, 1957
as Document No. 16922627 in Cook County, Illinois.

Exempt under provision of County Transfer Tax
Ordinance 1987-11
10/15/92
10/16/92
Cook County, Illinois

DEPT-01 RECORDING 11/06/92 11:49:00
#8840 # *92-830508
COOK COUNTY RECORDER

SUBJECT TO

Real Estate Tax # 03-10-113-007-0000
TO HAVE AND TO HOLD the said real estate with the appurtenances, upon the terms and for the uses and purposes herein and in said Trust Agreement set forth,
Full power and authority is hereby granted to said Trustee, or any successor in trust, to improve, manage, maintain and subdivide said real estate or any part thereof, to dedicate parks, streets, highways or
alleys and to vacate any subdivision or part thereof, and to redivide said real estate as otherwise 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 real estate 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 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 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 in 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 listing the amount of present or future rentals, to grant options or to exchange said real estate, or any part thereof, for other real or per-
sonal property, to grant easements or rights of way, to release, convey or assign any right, title or interest in or about or appertaining to said real estate or any part thereof,
and to deal with said real estate 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, or any successor in trust, in relation to said real estate, or to whom said real estate or any part thereof shall be conveyed, con-
tracted 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 that the terms of this trust have been complied with, or be obliged to inquire into the ability, 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, or any successor
in trust, in relation to said real estate shall be conclusive evidence in favor of every person including the Registrar of Deeds of said county relying upon or claiming under any such con-
veyance 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 con-
veyance 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 thereof, if
any, and binding upon all beneficiaries hereunder, (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) 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 his, his or their predecessor in trust.
This conveyance is made upon the express understanding and condition that neither Columbia National Bank of Chicago, individually or as Trustee, nor its successor or successors
in trust shall incur any personal liability or be subjected to any claim, judgment or decree for anything it or they or its or their agents or attorneys may 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 occurring 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 may be entered
into by it in the name of the then beneficiaries under said Trust Agreement as their attorney-in-fact, hereby irrevocably appointed for such purpose, or at the election of the Trustee, in its
own name, as Trustee of said trust and not individually and the Trustee shall have no obligation whatsoever with respect to any such contract, obligation or indebtedness except only
so far as the trust property and funds in the actual possession of the Trustee shall be applicable for the payment and discharge thereof). All persons and corporations whomsoever and
whenever shall be charged with notice of this condition from the date of the filing for record 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 only in the earnings, avails and
proceeds arising from the sale or any other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary or under 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, the intention hereby being to vest in said Columbia
National Bank of Chicago the entire legal and equitable title in fee simple, in and to all of the real estate herein above described.
If the title in any of the above real estate 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 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 real estate herein is in
accordance with the true intent and meaning of the trusts.
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.

In Witness Whereof, the grantor S above said has ve hereunto set their hand and
sent S this 8th day of October 1992.
Randall E. Sass [SEAL] Emily E. Sass [SEAL]
Randall E. Sass [SEAL] Emily E. Sass [SEAL]

State of ILLINOIS)
County of COOK) SS. THE UNDERSIGNED a Notary Public in and for said County, in
the state aforesaid, do hereby certify that RANDALL E. SASS AND EMILY E. SASS

"OFFICIAL SEAL"
Susan J. Link
Notary Public, State of Illinois
My Commission Expires 3/19/95

personally known to me to be the same person S whose name S are they subscribed to
the foregoing instrument, appeared before me this day in person and acknowledged that they 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 official seal this 8th day
of October 1992.
Susan J. Link
Notary Public

EXEMPT UNDER REAL ESTATE
TRANSFER TAX ACT, SECTION 4,
PARAGRAPH E
10-5-92

92830508

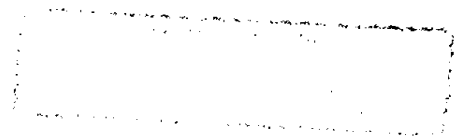
Return to:
Columbia National Bank of Chicago
5250 N. Harlem Avenue
Chicago, IL 60656
ATTN: Trust Dept.

1219 ANTHONY RD. WILMINGTON, IL.
For information only insert street address of above described property. 60090

Prepared by: Susan Link, 835 Sterling Ave., Palatine, IL 60067 \$25.00 E

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Property of Cook County Clerk's Office



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2000-10-11

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 October 15, 19 92 Signature: *[Signature]*

"OFFICIAL SEAL"
LAURA L. KELLEY
Notary Public, State of Illinois
My Commission Expires 6/21/94

Subscribed and sworn to before me by the said Trust Officer this 15th day of October 19 92. Notary Public *[Signature]*

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 October 15, 19 92 Signature: *[Signature]*

"OFFICIAL SEAL"
LAURA L. KELLEY
Notary Public, State of Illinois
My Commission Expires 6/21/94

Subscribed and sworn to before me by the said Trust Officer this 15th day of October 19 92. Notary Public *[Signature]*

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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)