

UNOFFICIAL COPY

92945330

THIS INDENTURE, WITNESSETH, that the Grantor s CALVIN R. BRUNI and PATRICIA A. BRUNI, his wife of the County of Cook and State of Illinois for and in consideration of Ten and no/100ths (\$10.00) Dollars, and other good and valuable considerations in hand paid, Convey and Warrant unto BRIDGEVIEW BANK AND TRUST COMPANY, an Illinois Corporation, 7940 South Harlem Avenue, Bridgeview, Illinois 60455, as Trustee under the provisions of a Trust Agreement dated the 27th day of November 1992, known as Trust Number 1-2134, the following described real estate in the County of Cook and State of Illinois, to-wit:

Unit No. 6239-1"N", in Oak Ridge Manor Condominium as delineated on a Survey of the following described real estate; the North 183 feet of Lot 28 (except the West 183 feet and the North 33 feet) in Oak Lawn Farms, being a Charles W. James Subdivision of the Southwest 1/4 of Section 5, Township 37 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois, (except the East 1/2 of the East 1/2 of the Southeast 1/4 of said Southwest 1/4) of Cook County, Illinois, which Survey is attached as Exhibit "B" to the Declaration of Condominium recorded February 3, 1982, as Document No. 26134889 together with its undivided percentage interest in the common areas of said

92945330

Commonly Known As: 6239-1N West 94th Street, Oak Lawn, Illinois 60453 P.L.N. 24-05-302-009-1017

TO HAVE AND TO HOLD the said real estate with its 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 purchase, manage, protect 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 resubdivide said real estate as often as desired, to contract to sell, to grant options to purchase, in 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 leases 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 or periods of time, not exceeding in the case of any single demise the term of 99 years, 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 real estate, or any part thereof, for other real or personal property, to grant easements or charges of any kind, to release, convey, or otherwise dispose of any right, title or interest in or about or appurtenant 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 all 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, 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 that 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 privileged to inquire into any of the terms of said Trust Agreement, and every 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 Titles of said county) relying upon or claiming under any such conveyance, lease or other instrument (all 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, 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 thereof, if any, and binding upon all beneficiaries thereunder, 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 that 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.

This conveyance is made upon the express understanding and conditions that neither Bridgeview Bank and Trust Company individually or as Trustee, nor its successor or successors in trust shall incur any personal liability or be subjected to any claims, judgment or decree for anything, nor 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 thereof, or in any way 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 may be entered into by it in the name of the then beneficiaries under said Trust Agreement or its attorney-in-fact, hereinafter irrevocably appointed for such purposes, or, at the election of the Trustee, in its own name, as Trustee of an express 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 whatsoever and whatsoever 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 this Deed 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 hereunder shall have any title or interest, legal or equitable, in or to said real estate as such but only an interest in earnings, avails and proceeds thereof as aforesaid, the enjoyment hereof being to vest in said Bridgeview Bank and Trust Company 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 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 and release any and all right or benefit under and by virtue of any and all statutes in the State of Illinois, providing for exemption of homesteads from sale on execution or otherwise.

In Witness Whereof, the grantor s aforesaid have hereunto set their hand s and seal this 27th day of November 1992

Calvin R. Bruni (Seal) Patricia A. Bruni (Seal)

(Seal) (Seal)

COOK COUNTY RECORDER 6095 * 92-945330 TRAN 8806 12/15/92 13:11:00 DEL-01 RECORDING 25.00

I, the undersigned, a Notary Public in and for said County, in the state aforesaid, do hereby certify that CALVIN R. BRUNI and PATRICIA A. BRUNI, his wife

personally known to me to be the same persons whose names are 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 state and purposes therein set forth, including the release and the waiver of the right of homestead.

Given under my hand and notarial seal this 27th day of November 1992

Lidia Marinca Notary Public

MAIL TO: BRIDGEVIEW BANK AND TRUST COMPANY 7940 South Harlem Avenue - Box 206 Bridgeview, Illinois 60455

This instrument was prepared by Lidia Marinca/Bridgeview Bank & Trust Co. 7940 South Harlem Ave. Bridgeview, Illinois 60455

Exempt under provisions of paragraph E, section 4, Real Estate Transfer Tax Act Date 11/27/92 Calvin R. Bruni Buyer, Seller or Representative

This space reserved for index and revenue stamps

92945330

Document Number

9500 29.00/100

UNOFFICIAL COPY

Property of Cook County Clerk's Office

92945320

UNOFFICIAL COPY

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.

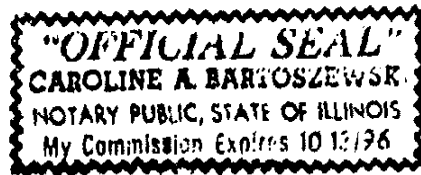
Dated 11-27, 1992

Signature Calvin R. B...
Grantor or Agent

Subscribed and sworn to before me

this 27th day of Nov., 1992

Notary Public Caroline A. Bartoszewski



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.

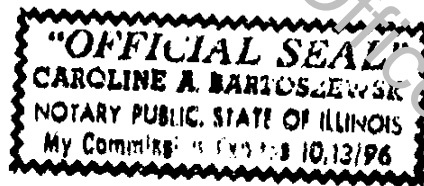
Dated 11-27, 1992

Signature Lida M...
Grantee or Agent

Subscribed and sworn to before me

this 27th day of Nov., 1992

Notary Public Caroline A. Bartoszewski



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.

92945330

[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.]

UNOFFICIAL COPY

Property of Cook County Clerk's Office

