

UNOFFICIAL COPY

WARRANTY DEED IN TRUST

92319590

THIS INDENTURE WITNESSETH, That the Grantor, Donald E. Irving and Lorraine M. Irving, Husband and Wife, of the County of Cook and State of Illinois, for and in consideration of the sum of Ten and No/. 00 Dollars (\$ 10.00), in kind part, and of other good and valuable considerations, receipt of which is hereby duly acknowledged, Convey and Warrant unto MIDWEST BANK AND TRUST COMPANY, a banking corporation duly organized and existing as a banking corporation 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 2nd day of January, 1992, and known as Trust Number 92-6263, the following described real estate in the County of Cook and State of Illinois, to-wit:

Lots 15 and 16 in Block 5 in Third Addition to Franklin Park, in Section 16, Township 40 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Lot No. 12-21-404-040
12-21-404-039

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SUBJECT TO

TO HAVE AND TO HOLD the said real estate with all appurteances, 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 or any part thereof, to designate streets, ways, easements and to have a like division or part thereof, and to resubdivide said real estate as often as desired, to continue to use to direct operation or otherwise to sell or let, or to convey either with or without consideration, to convey and resell the same and vest the title to such sale or conveyance to such successor or successors in trust as of the title, estate, powers and authorities vested in said Trustee, to administer, to dedicate, to exchange, provide or otherwise encumber said real estate, or any part thereof, to lease said real estate or any part thereof, from time to time, for a term or for a reversion, by leases to commence in grants or in leases and upon and before and after the date of this instrument, for periods of time not exceeding in the case of any single term, or the term of 199 years, and to renew or extend such leases or grants, or any portion of them, and to amend, change or modify leases and the terms and provisions thereof at any time, to make loans, advances, grants, options to lease and options to renew leases and options to purchase, at the whole or any part of the possession and control of the property, including the right of first refusal, to exchange, and to create, or any part thereof, for other forms of property, including the right of first refusal, to exchange, or assign, the right, honor, or option, or any part of, or interest in, and real estate or any part thereof, and to deal with said real estate and every part thereof in all other ways and for such uses and considerations as it would be lawful for any person owning the same to deal with the same, without regard to or different from the uses above specified, at any time or times hereafter.

In no case shall any part thereof, and no conveyance to be held, leased or mortgaged by said Trustee, or any successor in trust, be obliged to me to the application of any purchase money, rent or money borrowed or advanced on account of said real estate, or be obliged to see that the terms of this trust have been complied with, or to oblige or to require, or to the authority, or to assess or collect, of any act of said Trustee, or be obliged or required to use any part of the funds of said trust to pay any expenses of the creation of said trust, or to pay any debts or obligations of said Trustee, or any successor in trust, relating to said real estate, or to be compelled to make an affidavit in favor of every person, including the Registrar of Titles of said county, relying upon or relying upon any such conveyance, lease or other instrument, to say 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 terms, conditions and limitations contained in this Indenture and in said Trust Agreement or in all amendments thereto, (c) any and having upon all bonds, covenants, restrictions, (d) that the title of any successor in trust, was duly authorized and empowered to execute and deliver every such deed, trust, deed, lease, mortgage or other instrument, and (e) if the conveyance is made to a trustee, right, power, authority, direction and obligations of the trustee, and the trustee, appointed in this Indenture, to do.

This agreement is made upon the express understanding and condition that neither The Midwest Bank and Trust Company, individually or as Trustee, nor its successor or successor in trust shall incur any personal liability or obligation, in any claim, judgment or decree for anything, (a) or they or their agents or attorneys may do or omit to do in or about the said real estate, or any part of the property of this Deed or said Trust Agreement or any other instrument, (b) or for injury to person or property happening in relation to 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 its name, or in the name of its then beneficiaries under said Trust Agreement as their attorney-in-fact, hereby irrevocably appointed for such purposes, or as the elector of the trustee, in its own name, as Trustee of an express trust, and no individual and the Trustee shall have no obligation whatsoever with respect to any such contract, obligation or indebtedness except only so far as the true 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 whatsoever shall be charged with notice of this condition from the date of the filing for record of this Deed.

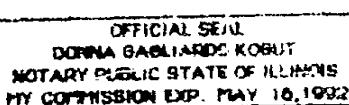
The interest of each and every beneficiary hereinunder and under said Trust Agreement and of all persons claiming under him or any of them shall be only in the earnings, avails and proceeds arising from the same or any other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary hereinunder 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 being to leave to ve and the Midwest 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, 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 each 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 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, aforesaid has hereunto set and sealed this 10th day of January, 1992. DEPT-01 RECORDING
Donald E. Irving (SEAL) Lorraine M. Irving (SEAL) COOK COUNTY RECORDER
Donald E. Irving Lorraine M. Irving

State of Illinois, ss. Notary Public in and for said County, Is
County of Cook, the state aforesaid, to hereby certify that Donald E. Irving and Lorraine M. Irving



personally known to me to be the same person, whose name is RE, 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 nomination.

Given under my hand and notarized seal this 10th day of January, 1992.

Notary Public

\$25.50

Document No.

Midwest Bank and Trust Company
Elmwood Park, Illinois

3418 Hawthorne, Franklin Park, IL
For information only insert street address of above described property.

This space for affixing Rider and Revenue Stamps

Exempt under the provisions of Paragraph E, Section 4 of the Real Estate Transfer Tax Act. /-25-92
Seller, Buyer, or Rep
Date

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Property of Cook County Clerk's Office

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STATEMENT BY GRANTOR AND GRANTEE

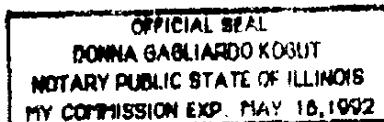
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 1-29, 1992

Signature: Margaret A. McKeown
Grantor or Agent

Subscribed and sworn to before
me by the said Margaret A. McKeown
this 27th day of January,
1992.

Notary Public Donna Gagliardo Kogut



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.

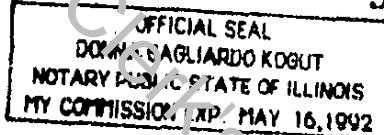
Dated 1-29, 1992

Signature: Margaret A. McKeown
Grantee or Agent

Subscribed and sworn to before
me by the said Margaret A. McKeown
this 27th day of January,
1992.

Notary Public Donna Gagliardo Kogut

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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.)