

UNOFFICIAL COPY DEED INSTRUMENT



92265565

5/17/92

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THIS INDENTURE WITNESSETH, That the Grantor MARCELLA SVEC, a widow not since remarried, 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 COMMERCIAL NATIONAL BANK of BERWYN, Berwyn, Illinois, a national banking association, its successor or successors, as Trustee under a trust agreement dated the 17th day of May 19 87, known as Trust Number 870107, the following described real estate in the County of Cook and State of Illinois, to-wit:

Lot Two Hundred Eighty-Four (284) in Berwyn Gardens, a Subdivision of the South 1271.3 feet of the Southwest Quarter (1/4) of Section 19, Town 19 North, Range 11, East of the Third Principal Meridian, in Cook County, Illinois.

92265565

Property address: 2126 S. Home Avenue, Berwyn, IL 60402

(Permanent Index No. 10 1 9 3 2 7 0 2 1 0 0 0 0)

TO HAVE AND TO HOLD the real estate with its appurtenances upon the trusts and for the uses and purposes herein and in the trust agreement set forth.

Full power and authority is hereby granted to said trustee, in respect to the real estate or any part or parts of it and at any time or times to subdivide and resubdivide, to dedicate parks, streets, highways or alleys and to execute any subdivision or plat thereof, to execute contracts to sell or exchange, or execute grants of options to purchase, to execute contracts to sell on any terms, to convey either with or without consideration, to convey the real estate or any part thereof, to execute or cause to be executed, in trust and to grant to such successors or executors in trust all of the title, estate, powers and authorities vested in the trustee, to locate, to file, to amend, to register, to otherwise cause to be recorded under the State Title or any part thereof, to execute leases of the real estate, or any part thereof, from time to time, in possession or otherwise, by lease, to execute or cause to be executed, in trust, and upon any terms and for any period or periods of time, not exceeding 199 years, and to execute renewals or extensions of leases upon any terms, and for any period or periods of time, not exceeding 199 years, and to execute, to amend, to register, to otherwise cause to be recorded, under the State Title or any part thereof, to execute leases and the terms and provisions thereof at any time or times hereafter, to execute contracts to make leases and to execute or cause to be executed, in trust, and upon any terms and for any period or periods of time, not exceeding 199 years, and to execute contracts respecting the manner of fixing the amount of payment, to execute or cause to be executed, in trust, and upon any terms and for any period or periods of time, not exceeding 199 years, and to execute contracts to purchase the whole or any part of the reversion and to execute grants of easements or charges of any kind, to release, convey or assign any right, title or interest in or about or concerning the real estate or any part thereof, and to deal with the title to said real estate and every part thereof in all other ways, and for such other considerations as it could be lawfully do, in any person owning the title to the real estate to deal with, whether similar to or different from the ways above specified and at any time or times hereafter.

In no case shall any party dealing with said trustee in relation to the real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by the trustee, be obliged to see to the application of any purchase money, rent or money to be received or advanced on the real estate, or be obliged to see that the terms of the trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of the trustee, or be obliged or privileged to inquire into any of the terms of the trust agreement, and every deed, trust deed, mortgage, lease or other instrument executed by the trustee in relation to the real estate shall be valid and effective in favor of every person relying upon or claiming under any such conveyance, lease or other instrument, as if at the time of the delivery thereof the trustee had been duly appointed and authorized by the grantor to execute the same in full force and effect, that such conveyance or other instrument was executed in accordance with the trust, conditions and limitations contained therein and in the trust agreement, and all amendments thereof and binding upon all beneficiaries, and that the trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, mortgage, lease or other instrument and that the conveyance and deed of the conveyance is made to a successor or successors in trust, that such successor or successors in trust have been properly appointed and qualified as such with all the real estate rights, powers, authorities, duties and obligations of the trust.

This conveyance is made upon the express understanding and condition that the COMMERCIAL NATIONAL BANK of BERWYN, individually or as Trustee, not its successor or successors in trust, shall in no case be liable for any personal liability or be subject to any judgment or decree for anything or of any of its or their agents or attorneys may do or omit to do or about the real estate or under the provisions of the Deed and Trust Agreement or any amendment thereof, or for injury to person or property happening in or about and real estate, any and all of which liability, being hereby expressly waived and released, and that the COMMERCIAL NATIONAL BANK of BERWYN, individually or as Trustee, in connection with said real estate may be entered into by or on the name of the then trustee, as such trustee, and Trust Agreement, and that the COMMERCIAL NATIONAL BANK of BERWYN, individually or as Trustee, is hereby irrevocably appointed for such purposes, and at the election of the Trustee, to execute and deliver any deed, trust deed, mortgage, lease or other instrument, and not to be liable therefor. The trustee shall have no obligation whatsoever with respect to any such contract, obligation or indebtedness, except only so far as the real property is bound to the actual payment of the Trustee shall be applicable for the payment and discharge thereof. All persons and corporations, whomsoever, and their heirs, assigns and assigns, shall be forever discharged with regard to the real estate with the filing for record of this deed.

The interest of each beneficiary under the trust agreement and of all persons claiming under them or any of them, shall be in fee simple, and the assets and proceeds arising from the sale, mortgage or other disposition of the real estate, and the interest therein, shall be the personal property, and the same shall not have any title or interest, legal or equitable, in or to the real estate as such, but only in interest in the possession, enjoyment, title 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 directed not to register or note in the public office 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 waives and releases any and all right or benefit under and by virtue of an 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 Marcella Svec, her hand and seal this 14th day of April 19 88

Marcella Svec (SEAL) Marcella Svec (SEAL)

92265565 (SEAL) COMMUNITY RECORDER (SEAL) 92265565 (SEAL)

Notary Public section containing State of Illinois, County of Cook, James A. Pope, a Notary Public in and for said County, in the state aforesaid, do hereby certify that Marcella M. Svec, a widow not since remarried, 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 she signed, sealed and delivered the said instrument as her 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 14th day of April, 19 88.

THIS DOCUMENT PREPARED BY: JAMES A. POPE ATTORNEY AT LAW 4300 SO. MARLEM AVENUE RIVERSIDE, ILLINOIS 60546 (708) 442-9055 2126 S. Home Avenue, Berwyn, IL 60402 For information only, street address of above described property 7939 W. Ogden, P.O. Box 240NS, IL 60534 Box 288 25

REI TITLE SERVICES # RTS-657 ADDRESS OF GRANTEE: 3322 So. Oak Park Avenue, Berwyn, Illinois 60402

No Revenue Stamps Required - No Taxable Conveyance Exempt Under III. Real Estate Transfer Tax Act, Sec. 4, Par. (b). Commercial National Bank of Berwyn By: [Signature] Trust Officer

UNOFFICIAL COPY

Property of Cook County Clerk's Office

59555226

TRUST NO. _____

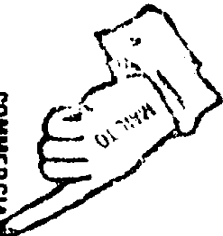
DEED IN TRUST

TO

**COMMERCIAL NATIONAL BANK
OF BERYN**
Beryn, Illinois

Trustee

MAIL TO:
COMMERCIAL NATIONAL BANK OF BERYN
3322 OAK PARK AVENUE
BERYN, ILLINOIS 60402



Box 288

UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

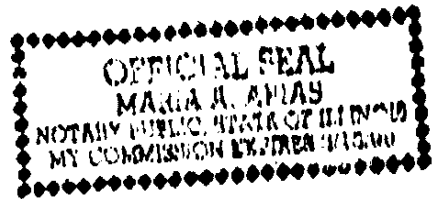
The grantor or his/her agent affirms that, to the best of his/her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business, or acquire and hold title to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

Commercial National Bank of Berwyn as Trustee under Trust No. 87010 and not individually.

Dated May 5, 1992 Signatures By: [Signature]
Grantor or Agent Trust Officer

Subscribed and sworn to before me by the said Carol Ann Weber, Trust Officer this 5th day of May, 1992.

Notary Public [Signature]



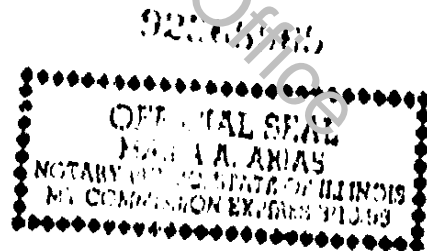
The grantee or his/her agent affirms and certifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

Commercial National Bank of Berwyn as Trustee under Trust No. 87010 and not individually.

Dated May 5, 1992 Signatures By: [Signature]
Trust Officer

Subscribed and sworn to before me by the said Carol Ann Weber, Trust Officer this 5th day of May, 1992.

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