

UNOFFICIAL COPY

DEPT-01 RECORDING \$25.50
T#8888 TRAM 5804 06/03/92 13:13:00
#7554 # E *-92-387891
COOK COUNTY RECORDER

DEED IN TRUST (This Space for Recorder's Use Only.)

THIS INDENTURE WITNESSETH, That the Grantor(s) ***BRIAN T. KOGUT and MARILYN F. KOGUT***

his wife, as joint tenants

of the County of Cook and State of Illinois for and in consideration of Ten and 00/100 Dollars,

and other good and valuable considerations in hand, paid, Convey and Warrant unto WORTH BANK AND TRUST, 11850 South Harlem Avenue, Palos Heights, Illinois 60463, a corporation of Illinois, as Trustee under the provisions of a trust agreement dated the 13th day of June, 1989 known as Trust number 4431, the following described real estate in the County of Cook and the State of Illinois, to-wit:

Lot 69 in Robert Bartlett's Navajo Gardens a Subdivision of the West Half of the North East Quarter of Section 32, Township 37 North, Range 13, East of the Third Principal Meridian, according to the Plat thereof recorded May 16, 1946 as Document #13796078, in Cook County, Illinois.

FIN: 24-32-206-011
Common Address of Property: 12051 S. Mason Avenue, Palos Heights, Il. 60463

TO HAVE AND TO HOLD the said premises with the 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 improve, manage, protect and subdivide said premises or any part thereof, to dedicate rights, streets, highways or alleys and to vacate any subdivision of part thereof, and to resubdivide said property as often as 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 premises 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 property, or any part thereof, to lease said property, 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 lease the term of 99 years, and to create 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 and from 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 taking the amount of present or future rentals, to partition or to exchange said property or any part thereof, for other real or personal property, to grant easements or charges of any kind, to release, convey or assign any right, title or interest in or about or appurtenant to said premises or any part thereof, and to deal with said property 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 in relation to said premises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obliged to see to the application of any purchase money, rent or money borrowed or advanced on said premises, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the 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 in relation to said real estate shall be conclusive evidence in favor of every person 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 some instrument thereof and binding upon all beneficiaries thereunder, (c) that said trustee 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 its, his or their predecessors in trust.

The interest of each and every beneficiary hereunder 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 other disposition of said real estate, and such interest is hereby declared to be personal property, and the 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, avails 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 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 of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

In Witness Whereof, the grantors aforesaid have hereunto set their hands and seals, this 30th day of May, 1992.

Brian T. Kogut (SEAL)
Brian T. Kogut
(SEAL)

Marilyn F. Kogut (SEAL)
Marilyn F. Kogut
(SEAL)

MAIL RECORDED DEED TO:
WORTH BANK AND TRUST
TRUST DEPARTMENT
119th & Harlem Avenue
Palos Heights, IL 60463

2550

EXEMPT UNDER PROVISIONS OF PARAGRAPH E,
SECTION 4, REAL ESTATE TRANSFER TAX ACT.
5/29/92
DATE
EVERETT S. KOGUT
BUYER/SELLER REPRESENTATIVE

COOK COUNTY RECORDER

UNOFFICIAL COPY

Property of Cook County Clerk's Office

OFFICIAL SEAL
ARLENE L. CHATTY
Notary Public, State of Illinois
My Commission Expires 8/28/93

My commission expires 8/28/93
Notary Public

Arlene L. Chatty

Given under my hand and Notarial seal this 19th day of May 1992

including the release and waiver of the right of homestead.

the said instrument as their own free and voluntary act, for the uses and purposes therein set forth.

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 are

Palos Heights, Illinois 60463

and County, in the State aforesaid, do hereby certify that Brian T. Kogut and

Marilyn F. Kogut, his wife, as joint tenants, of 13051 S. Mason Avenue,

the undersigned A Notary Public in and for

COUNTY OF COOK)
) SS.
STATE OF ILLINOIS)

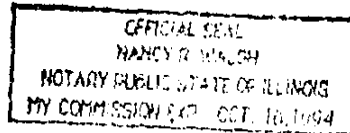
STATEMENT BY GRANTOR AND GRANTEE

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 May 29, 1992

Signature: [Signature]
Grantor or Agent
Brian or Marilyn Kogut

Subscribed and sworn to before me by the said Grantor this 29th day of May, 1992.
Notary Public [Signature]



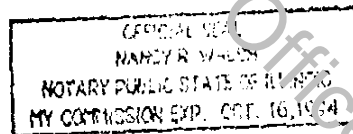
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

Worth Bank and Trust as trustee and not personally a/t/a dtd. 6/13/89 a/k/a Tr. No. 4431.

Dated May 29, 1992

Signature: [Signature]
Grantee or Agent
V.P. & Trust Officer

Subscribed and sworn to before me by the said Grantee this 29th 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 A/EI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

Exoneration provision restricting any liability of Worth Bank and Trust, stamped on the reverse side hereof, is hereby expressly made a part hereof.

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All representations and undertakings of WORTH BANK AND TRUST are made on behalf of the bank and not the individual officers and directors thereof and no liability is assumed by the bank or its officers and directors against the WORTH BANK AND TRUST personally, as a result of the signing of this instrument.

This Agreement is signed by WORTH BANK AND TRUST not individually but solely as Trustee under a certain Trust Agreement known as Trust Agreement No. _____, said Trust Agreement to be hereinafter made a part hereof and any claims, demands, or liabilities of any person interested in said property or any part thereof, or any claims, demands, or liabilities which may be hereinafter made by any and all persons claiming an interest in said BANK AND TRUST, or any person interested in said property or otherwise in said property is hereby expressly waived by the parties hereto and their respective successors and assigns.