

WARRANTY DEED IN TRUST

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor, MARIE C. DAVIS, widowed and not since remarried, of 216 South 28th Avenue, Bellwood, 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 OAK BROOK BANK, a banking corporation duly organized and existing 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 21st day of September, 1993, and known as Trust Number 2637, the following described real estate in the County of Cook and State of Illinois, to-wit

Street address 216 South 28th Avenue, Bellwood, Illinois 60104

Legal description

Lots 9 and 10 in Block 2 in Jacob Glos' Addition to Melrose being a Subdivision of Part of the South 1/2 of the North East 1/4 of Section 9, Township 39 North, Range 12 East of the Third Principal Meridian, according to the plat thereof recorded of said Subdivision recorded December 15, 1892 in Book 59 of Plats Page 2 as Document No. 1786193 in Cook County, Illinois.

Real Estate Index No.: 15-09-206-022-0000 Vol. 159

SUBJECT TO Covenants, conditions and restrictions of record

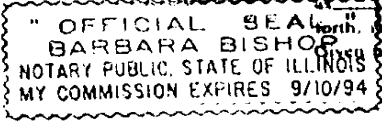
TO HAVE AND TO HOLD the said real estate with the appurtenances, up to the trusts and for the uses and purposes herein and in said Trust Agreement set forth. Full power and authority is hereby granted to said Trustee to improve, make, amend and substitute said real estate of any part thereof, to dedicate public streets, highways, or ways and to vacate any subdivision of any part thereof, and to redivide and subdivide said real estate 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 and real estate of any part thereof, to execute and record any deed or instrument in trust and to grant to such successor or successors in trust and real estate of any part thereof from time to time, in possession or reversion, by lease, or otherwise 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 renew or extend leases upon any terms and for any period or periods of time and to amend or 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 method 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 commissions in charge of any kind, to release, convey or assign any right, title or interest in or about or connected appurtenant to said real estate of any part thereof, including the power to release, convey or assign to another trustee suffering upon said trustee all of the power and authority herein conferred upon OAK BROOK BANK, 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 of 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 see that the authority, necessity or expediency of any act of said Trustee, or be obliged 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 Titles of said County) relying upon or claiming under any such conveyance, lease or other instrument, so that at the time of the delivery thereof the trust created by the Trustee and by said Trust Agreement, in so far as it affects and affects the said real estate, or the provisions of this Deed of said Trust Agreement or any amendment thereof, or for injury to person or property, by getting 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 beneficiary under said Trust Agreement as their attorney in fact, hereby 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 performance 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 them or of their heirs, only in the earnings, assets and proceeds arising from the sale of any other disposition of said real estate and such interest is hereby declared to be the personal property, and not real property, and shall have any title thereto, legal or equitable, in or to said real estate as such, but only as interest in the earnings, assets and proceeds thereof as aforesaid, the same not being to vest in said OAK BROOK BANK, the entire legal and equitable title in the simple and in 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 office of said office 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, 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 respecting the registered lands is in accordance with the true intent and meaning of the trust. And the said grantee hereby expressly waives, releases and discharges, and all right or benefit under and by virtue of any and all statutes of the State of Illinois, pertaining to the exemption of homesteads from sale on execution of judgments.

In Witness Whereof, the grantor aforesaid has hereunto set her hand and seal this 21st day of September, 1993. Marie C. Davis

State of Illinois ss. Barbara Bishop a Notary Public in and for said County, in the state aforesaid, do hereby certify that Marie C. Davis, widowed and not since remarried, of 216 South 28th Avenue, Bellwood, Illinois 60104, personally known to me to be the same person whose name she subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed, sealed and delivered the said instrument to her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.



THIS INSTRUMENT PREPARED BY: MAIL TO: LOUIS V. PAVONE, 231 West 22nd Street, Suite 315, Oak Brook, IL 60521

OAK BROOK BANK, 1400 Sixteenth Street, Oak Brook IL 60521, (708) 571-1050



Stamp: This space for affixing Ritten and Revenue Stamps except under the provisions of paragraph (c), Section 4, Illinois Real Estate Transfer Tax Act. Date: 9-21-93. Signature: [Signature] Rep. Sales Representative

Document Number 93782295

Handwritten number 255

UNOFFICIAL COPY

93782295

1177001907 00000 000000 000000 000000 000000  
EXEMPT FROM PAYMENT OF TAXES

2000

Property of Cook County Clerk's Office

# 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 September 21, 19 93

Signature: \_\_\_\_\_

Grantor or Agent

Louis V. Pavone, Attorney

Subscribed and sworn to before me by the said Louis V. Pavone, Attorney, this 21st day of September, 19 93.

Notary Public \_\_\_\_\_

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 September 21, 19 93

Signature: \_\_\_\_\_

Grantee or Agent

Louis V. Pavone, Attorney

Subscribed and sworn to before me by the said Louis V. Pavone, Attorney, this 21st day of September, 19 93.

Notary Public \_\_\_\_\_

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.)

93782295

DEPT-01 RECORDING \$25.50  
T#8888 TRAN 3546 09/29/93 15:21:00  
#6968 # \*--93-782295  
COOK COUNTY RECORDER