

DEED IN TRUST

(WARRANTY)

UNOFFICIAL COPY

(The Above Space For Recorder's Use Only)

THIS INDENTURE WITNESSETH, that the Grantor James J. Waltemath, married to Mary Ann Waltemath, 5721 South Austin, Chicago, of the County of Cook and State of Illinois, for and in consideration of the sum of Ten and no/100th (\$10.00) Dollars, in hand paid, and of other good and valuable considerations, receipt of which is hereby duly acknowledged, Convey S. and Warranty S. unto First State Bank & Trust Company of Park Ridge, an Illinois banking corporation of Park Ridge, 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 24th day of September, 1993, and known as Trust Number 2635, the following described real estate in the County of Cook and State of Illinois, to-wit:

LOT 40 IN BLOCK 40 IN BARTLETT'S SECOND ADDITION TO GARFIELD IN SECTION 17, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Common address: 5721 South Austin, Chicago, IL 60638 P.I.N. #19-17-216-009-0000

COOK COUNTY RECORDER

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TO HAVE AND TO HOLD unto said Trustee 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 with respect to the real estate or any part or parts of it, and at any time or times to improve, 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 subdivide said real estate 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 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 the present or in the 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 and to amend, 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 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 assign any right, title or interest in, about or adjacent 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 such other considerations as would be lawful for any person owning the same to deal with the same, whether such to be 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 otherwise disposed of 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 the trust property, or be obliged to see that the terms of the deed, lease, mortgage, pledge or other instrument, in or about the said real estate, any and all such lease, 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 and its amendments thereof, if any, and is binding upon all beneficiaries thereunder, (c) 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 (d) if the conveyance is made to a successor or successors in trust, that such successor or successors have been properly appointed and are fully vested with all the title, estate, rights, powers, authorities, duties and obligations of the Trustee or his predecessor in trust.

This conveyance is made upon the express understanding and condition that the Grantor, either individually or as Trustee, and its successor or successors in trust shall incur any personal liability or be subjected to any claim, demand or decree for anything it or 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 thereto, or for injury 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 and its amendments thereof, if any, and is binding upon all beneficiaries thereunder, (c) 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 (d) if the conveyance is made to a successor or successors in trust, that such successor or successors have been properly appointed and are fully vested with all the title, estate, rights, powers, authorities, duties and obligations of the Trustee or his predecessor in trust.

The interest of each and every beneficiary hereunder and under said Trust Agreement 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 any other disposition of the trust property, 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 trust property or such, but only an interest in the earnings, avails and proceeds thereof as aforesaid, the interest hereby being to vest in the Trustee the entire legal and equitable title in fee simple, in and to all of the trust property above described.

If the title to any of the trust property 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 S. hereby expressly waives S. and releases S. 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 S. aforesaid have hereunto set their hand S. and seal S. this 24th day of September, 1993.

James J. Waltemath (Seal) Mary Ann Waltemath (Seal)

STATE OF Illinois)
COUNTY OF Cook) ss.

I, Marie I. Murphy, a Notary Public in and for said County, in the State aforesaid, do hereby certify that James J. Waltemath and Mary Ann Waltemath, his wife personally known to me to be the same person S. whose names S. 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 uses and purposes therein set forth, including the release and waiver of the right of homestead.

GIVEN under my hand and Notarial Seal this 24th day of September, 1993.

OFFICIAL SEAL
MARIE I. MURPHY
NOTARY PUBLIC STATE OF ILLINOIS
MY COMMISSION EXPIRES JULY 29, 1995
Marie I. Murphy NOTARY PUBLIC

Document Prepared By:
Marie I. Murphy - KOZLOWSKI & MURPHY, P.C.
3418 West Diversey Avenue
Chicago, Illinois 60647

ADDRESS OF PROPERTY:
5721 South Austin
Chicago, Illinois 60638
THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES ONLY AND IS NOT A PART OF THIS DEED.
SEND SUBSEQUENT TAX BILLS TO:
James J. Waltemath
5721 South Austin
Chicago, Illinois 60638

AFFIX "RIDERS" OR REVENUE STAMPS HERE from Illinois transfer tax pursuant to paragraph E of said transfer tax act.

10/7/93

Date 10/7/93

DOCUMENT NUMBER

Handwritten initials and marks at the bottom right.

UNOFFICIAL COPY

RETURN TO: First State Bank & Trust Company
of Park Ridge
807-11 Devon Avenue
Park Ridge, Illinois 60068 - OR
Recorder's Box No. 280

TRUST NO. _____

DEED IN TRUST

(WARRANTY DEED)

TO

**First State Bank & Trust Company
of Park Ridge
Park Ridge, Illinois
TRUSTEE**

Property of Cook County Clerk's Office

181000003

UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

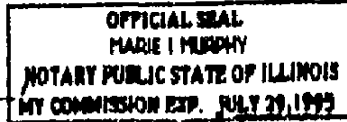
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The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized 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 24, 1993

Signature: James J. Waltemath
Grantor or Agent

Subscribed and sworn to before me by the said Grantor this 24th day of September 1993.



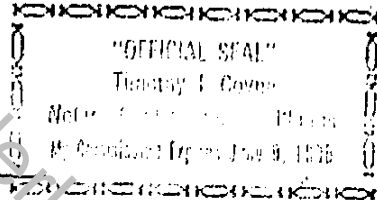
Notary Public Marie I. Murphy

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 10/7, 1993

Signature: Tom Olen
Grantee or Agent

Subscribed and sworn to before me by the said TOM OLEN this 7th day of OCTOBER 1993.



Notary Public Timothy J. Coyne

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.)

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COOK COUNTY CLERK'S OFFICE