

# UNOFFICIAL COPY

WARRANTY DEED IN TRUST

93064061

\$25.00

DEPT-01 RECORDING

184444 TRAM 2017 01/26/93 13:55:00

\*-93-064061

COOK COUNTY RECORDER

Form 10-10

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor Louis R. Worcester

of the County of Cook and State of Illinois for and in consideration of One and 00/100 Dollars, and other good and valuable considerations in hand paid, Conveys and warrant<sup>s</sup> unto ALBANY BANK AND TRUST COMPANY N. A., a national banking association, its successor or successors, as Trustee under the provisions of a trust agreement dated the 15th day of December, 19 92, known as Trust Number 11-4923, the following described real estate in the County of Cook and State of Illinois, to-wit:

ADDENDUM ATTACHED HERETO AND MADE A PART HEREOF

Property of

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the uses and purposes herein set 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 parks, streets, high-ways or alleys and to vacate any subdivision or part thereof, and to redivide said property as often as desired, to contract to sell, to grant options to purchase, to sell on a lease, 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 hereof, to lease said property, or any part thereof, from time to time in possession of trustees, by leases to commence in present or 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 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 coming 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 hereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, 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 the indenture and in said trust agreement or in some amendment 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 predecessor in trust.

The interest of each and every beneficiary hereunder and of all persons claiming under Deeds 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 no beneficiary hereunder shall have any title or interest, legal or equitable, in or to said real estate, such, but only in the 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 authorized not to register or note in the certificate of title or registers thereof, 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 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 storemid do S hereunto set his hand and seal this 15th day of December, 1992

Louis R. Worcester (Seal) \_\_\_\_\_ (Seal)  
Louis R. Worcester \_\_\_\_\_ (Seal) \_\_\_\_\_ (Seal)

State of Illinois } 93  
County of Cook } I, Grace E. Stanton, Notary Public in and for said County, in the state aforesaid, do hereby certify that Louis R. Worcester

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 he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead

"OFFICIAL SEAL"  
GRACE E. STANTON  
Notary Public Cook County, Illinois  
My Comm. on Expiration: Feb. 17, 1996

Grace E. Stanton  
Notary Public

ALBANY BANK AND TRUST COMPANY N.A.  
BOX 35

For information only insert street address of above described property.

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Property of Cook County Clerk's Office

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10/13/11

# UNOFFICIAL COPY

Unit 102, Locker Unit LU 1 and Garage Unit 11 in the Grand Towers Plaza Condominium as delineated on a survey of the following described property:

Part of the East 1/2 of the Northeast 1/4 of Section 29, Township 40 North, Range 12, East of the Third Principal Meridian in Franklin Park, Cook County, Illinois, which survey is attached as Exhibit "E" to the Declaration of Condominium made of Affiliated Bank/Franklin Park, successor by merger with First State Bank & Trust Co. of Franklin Park as Trustee under Trust Agreement dated May 10, 1987 and known as Trust No. 1217 and recorded in the Office of the Recorder of Deeds of Cook County, Illinois on December 30, 1987 as Document Number 87,680,416, together with their undivided percentage interest in said parcel, excepting from said parcel all the property and space comprising all the Units thereof as defined and set forth in said Declaration and Survey as amended from time to time.

Grantor also hereby grants to the grantee, its successors and assigns, as rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of said property set forth in the Declaration of Condominium, aforesaid, and grantor reserves to itself, its successors and assigns, the rights and easement set forth in said Declaration for the benefit of the remaining property described therein.

This Deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length.

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12-29-205 040-1002.

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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 Dec 15, 1992

Signature: [Signature]  
Grantor or Agent

Subscribed and sworn to before me by the said Louis B. Worcester this 15th day of December, 1992.

Notary Public Grace E. Stanton



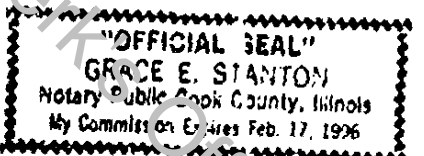
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 Jan 26, 1992

Signature: [Signature]  
Grantee or Agent J.R.P.

Subscribed and sworn to before me by the said Gary A. Worcester this 26th day of January, 1992.

Notary Public Grace E. Stanton



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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