

UNOFFICIAL COPY

WARRANTY DEED IN TRUST

93110333

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantors, AUGUSTINE J. PONNEZHAN and ROSEMARIE A. PONNEZHAN, married to each other,

of the County of Cook and State of Illinois for and in consideration
of Ten (\$10,00) Dollars, and other good
and valuable considerations in hand paid, convey and warrant unto the
GREATBANC TRUST COMPANY, an Illinois Corporation, as Trustee under the provisions of a trust agreement
dated the 30th day of January, 1993, known as Trust Number 7466,
the following described real estate in the County of Cook and State of Illinois, to wit:

LOT 1 IN PONNEZHAN'S CONSOLIDATION OF LOT 13 (EXCEPT THE NORTH 37.5 FEET OF LOT 13) AND LOT 14, TOGETHER WITH THE WEST 1/2 OF THE VACATED ALLEY EAST OF AND ADJOINING SAID LOT 13 (EXCEPT THE NORTH 37.5 FEET THEREOF), IN BLOCK 10 IN FLOSSMOOR HIGHLANDS, A SUBDIVISION OF THE WEST 1/2 OF THE SOUTH WEST 1/4 OF SECTION 2, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

Subject to: Real estate taxes for 1992 and subsequent years; covenants, conditions, restrictions and easements of record.

PIN: 31-02-306-034-000

TO HAVE AND TO HOLD the said premises with all 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 parks, streets, highways or alleys and to vacate any subdivision or part thereof, 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 authority 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 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 190 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 as 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 easement or otherwise pertaining 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 trustee 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 amendment thereof, and binding upon all beneficiaries thereunder, (c) that said trustee was duly authorized and empowered to execute and deliver either 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 them or any of them shall be held 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 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(s) hereby expressly waive any and all rights or benefit under any 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 hands and seals this 30th day of January 1993.

93110333

Augustine J. Ponnezhan (Seal) *Rosemarie A. Ponnezhan* (Seal)
Augustine J. Ponnezhan Rosemarie A. Ponnezhan
(Seal) (Seal)

State of Illinois, I, Michael D. Hughes, a Notary Public in and for said County, in the state aforesaid, do hereby certify that Augustine J. Ponnezhan and Rosemarie A. Ponnezhan, married to each other,

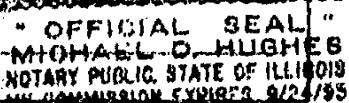
Prepared by:

Michael D. Hughes
HUGHES & ASSOCIATES
19815 Governors Hwy.
Flossmoor, IL 60422
708/799-3700

personally known to me to be the same person, whose name is Michael D. Hughes, subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as the 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 30th day of January 1993.

Notary Public



HUGHES & ASSOCIATES
ATTORNEYS AT LAW
Professional Building
19815 GOVERNORS HIGHWAY, SUITE 11
FLOSSMOOR, ILLINOIS 60422-0288

3940 W. 189th Street, Flossmoor, IL 60422

For information only insert street address of
above described property.

This space for affixing Riders and Revenue Stamps

AMERICAN
TRUST COMPANY

January 30, 1993

WILLIAM K. WHALEY

Signature

UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

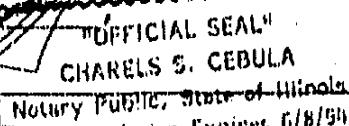
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 January 30, 1993 Signature: Michael D. Hughes

Notary Public Agent

Subscribed and sworn to before
me by the said Michael D. Hughes
this 30th day of January
19 93.

Notary Public



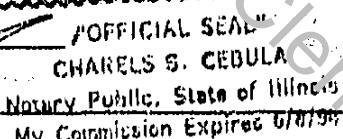
The grantee or his agent affirms ~~that he has verified~~ that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in 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 January 30, 1993 Signature: Michael D. Hughes

Notary Public Agent

Subscribed and sworn to before
me by the said Michael D. Hughes
this 30th day of January
19 93.

Notary Public



NOTE: Any person who knowingly subscribes 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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Property of Cook County Clerk's Office