

UNOFFICIAL COPY

RECORDING 74977 TRAM 3700 03/03/93 15:53:00 #0661 # *93-161832 COOK COUNTY RECORDER

WARRANTY DEED BY TRUST 93161832

FORM 4025 BANK FORMS, INC.

THIS INDENTURE WITNESSETH, That the Grantor, RONALD R. FABIANI, divorced & not since remarried; VINCE LARAIA, married to RUTH M. LARAIA; and ROBERT PASCENTE, married to LYNNE M. PASCENTE of the County of C O O K and State of Illinois, for and in consideration of the sum of TEN Dollars (\$ 10.00), in hand paid, and of other good and valuable considerations, receipt of which is hereby duly acknowledged, Convey and Warrant unto MIDWEST BANK AND TRUST COMPANY, a banking corporation duly organized and existing as a banking corporation under the laws of the State of Illinois, and duly authorized to accept and execute trusts with the State of Illinois, as Trustee under the provisions of a certain Trust Agreement, dated the 12th day of February 1993, and known as Trust Number 93-6447, the following described real estate in the County of C O O K and State of Illinois, to-wit:

Lot 2 in TCB Enterprise Resubdivision of Lots 11, 12, 13 and 14 in Block 148 in Melrose, a Subdivision of Lots 3, 4, and 5 in Superior Court Partition in Section 3 and 10, Township 39 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

P.I.N.: 15-03-307-019 and 15-03-308-018

(THIS IS NOT HOMESTEAD PROPERTY IN RELATIONSHIP TO: RUTH M. LARAIA and LYNNE M. PASCENTE)

SUBJECT TO

TO HAVE AND TO HOLD the said real estate 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 real estate or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to redivide 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 purchaser or successors in trust, to grant to such purchaser 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 present or in 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 to purchase, to sell, to mortgage, to lease, to convey, to partition, 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 or about or encumbering 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 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 and real estate or 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 inquire into the authority, necessity or propriety 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, or any successor in trust, in relation to said real estate shall be conclusively evidence in favor of every person (including the Registrar of Titles in said county) 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 all amendments thereof, if any, and binding upon all beneficiaries hereunder, (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 in trust, that such successor or successors in trust have been properly appointed and are fully vested with all the title, rights, powers, authorities, duties and obligations of its, his or their predecessor in trust.

This conveyance is made upon the express understanding and condition that neither The Midwest Bank and Trust Company, individually or as Trustee, nor its successor or successors in trust shall incur any personal liability or be subjected to any claim, judgment 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 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 so far as the trust property and funds in the actual possession of the Trustee shall be applicable for the payment and discharge thereof. All persons and corporations whomsoever 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 any of them shall be only in the earnings, avails and proceeds arising from the sale or any 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, the intention hereof being to vest in said The Midwest Bank and Trust Company the entire legal and equitable title in fee simple, in and to 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 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 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 involving the registered lands is in accordance with the true intent and meaning of the trust.

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 s aforesaid have hereunto set their hand s and seal s this 12th day of February 1993

Ronald R. Fabiani (Seal) Vince LARAIA (Seal) Robert Pascente (Seal)

Notary Public RONALD M. SERPICO, Notary Public in and for said County, in the state aforesaid, do hereby certify that RONALD R. FABIANI, divorced & not since remarried; VINCE LARAIA, married to RUTH M. LARAIA; and ROBERT PASCENTE, married to LYNNE M. PASCENTE

personally known to me to be the same person s whose name s AFB 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 12th day of February 1993

Notary Public

Midwest Bank and Trust Company Elmwood Park, Illinois

Vacant Lot on the 1300 Block of North 24th Avenue Melrose Park, Illinois 60160 For information only insert street address of above described property.

EXEMPT UNDER PROVISIONS OF PARAGRAPH E SECTION 4, REAL ESTATE TRANSFER TAX ACT.

This space for affixing Index and Revenue Stamp

3/12/93 DATE 33734-4169 TRUSTEE REPRESENTATIVE RONALD R. FABIANI

93161832

Document Number

JSK

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SEP 10 1988

RETURN RECORDED DEED TO:

Mr. Ronald M. Serpico
Attorney at Law
1807 North Broadway
Melrose Park, Illinois 60160
TEL: 1-708-343-9669

Property of Cook County Clerk's Office

95161832

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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 February 12th, 19 93

Signature: *Ronald R. Fabiani* 337-34-4169
Grantor or Agent

RONALD R. FABIANI

SUBSCRIBED AND SWORN to
before me this 12th day
of February, 1993.

Ronald M. Serpico
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.

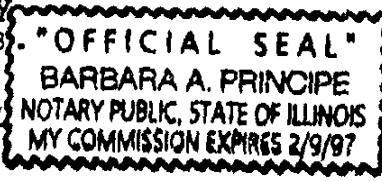
Dated February 12th, 19 93

Signature: *Ronald M. Serpico*
Grantee or Agent

RONALD M. SERPICO

SUBSCRIBED AND SWORN to
before me this 12th day
of February, 1993.

Barbara A. Principe
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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]

93161832

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STATE OF ILLINOIS

The undersigned, Notary Public for the State of Illinois, do hereby certify that the within and foregoing instrument is a true and correct copy of the original instrument as the same appears from the books of this office, and that the same has been duly recorded in the books of this office.

Notary Public for the State of Illinois
My Commission Expires _____
I have signed and sworn to before me this _____ day of _____ 19____
Notary Public

The undersigned, Notary Public for the State of Illinois, do hereby certify that the within and foregoing instrument is a true and correct copy of the original instrument as the same appears from the books of this office, and that the same has been duly recorded in the books of this office.

MY COMMISSION EXPIRES _____
NOTARY PUBLIC STATE OF ILLINOIS
BARRARA A PRINORE
"OFFICIAL SEAL"

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