

DEED IN TRUST

(WARRANTY)

UNOFFICIAL COPY

03171498

(The Above Space For Recorder's Use Only)

THIS INDENTURE WITNESSETH, that the Grantors Daniel Hunter and Vicki Hunter, his wife of the County of Cook and State of Illinois for and in consideration of the sum of \$10.00 Dollars. In hand paid, and of other good and valuable considerations, receipt of which is hereby duly acknowledged, Convey and Warranty 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 25th day of February, 1993 and known as Trust Number 2507, the following described real estate in the County of Cook and State of Illinois, to-wit:

LOT 5 IN FIRST ADDITION TO CHARMAINE ESTATES, A SUBDIVISION IN THE EAST HALF OF THE SOUTH EAST QUARTER OF SECTION 11, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

Property PIN 12-11-403-031-0000

COMMONLY KNOWN AS #E W. Winnemac, Norridge, Ill. 60656

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 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 and part thereof, to dedicate part thereof to public streets, highways or alleys and to vacate any subdivision or part thereof, and to resubdivide 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 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 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 in any 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 or about any estate or interest 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 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 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 the trust property, or be obliged to see that the terms of the trust have been complied with, or be obliged to inquire into the authority, 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, or any successor in trust, in relation to said trust property 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 Deed 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 herein and in said Trust Agreement or in all 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 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 her predecessor in trust.

This conveyance is made upon the express understanding and condition that the Grantee, neither 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 as 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 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 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 as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid, the intention hereof 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 to issue 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 Grantors hereby expressly waive and release 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 Grantors aforesaid has hereunto set their hands and seals this 25th day of February, 1993.

Daniel Hunter (Seal) Vicki Hunter (Seal)

STATE OF Illinois) COUNTY OF Cook) ss.

I, Daniel Hunter and Vicki Hunter, his wife a Notary Public in and for said County, in the State aforesaid, do hereby certify that Daniel Hunter and Vicki Hunter, his wife personally known to me to be the same persons whose name subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that 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 value of the right of homestead.

GIVEN under my hand and Notarial Seal this 25th day of February, 1993. Commission expires 7/1/94. OFFICIAL SEAL - JAMES A. MARINO NOTARY PUBLIC, STATE OF ILLINOIS MY COMMISSION EXPIRES 7/1/94

Document Prepared By: James A. Marino 8303 West Higgins Road Chicago, Illinois 60631

ADDRESS OF PROPERTY: 8032 West Winnemac Norridge, Illinois 60656 THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES ONLY AND IS NOT A PART OF THIS DEED. SEND SUBSEQUENT TAX BILLS TO: Mr. & Mrs. Hunter 8032 W. Winnemac (Address)

THIS Deed exempt from Illinois transfer tax pursuant to paragraph E of said transfer tax act. Date 2/26/93 Agent

AFFIX "RIDERS" OR REVENUE STAMPS HERE

25.00 E

DOCUMENT NUMBER

UNOFFICIAL COPY

RETURN TO: First State Bank & Trust Company
of Park Ridge
607-11 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

85V14166

UNOFFICIAL COPY

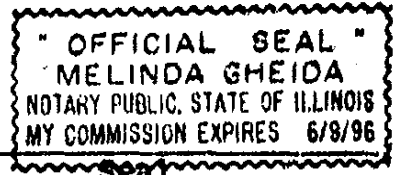
03171493

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 2/25, 1993 Signature: [Signature]
Grantor or Agent for Beneficiary

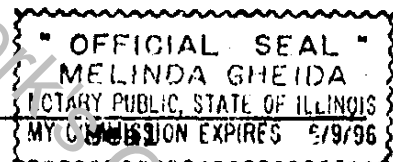
Subscribed and sworn before me by
the said [Name] this 25
day of Feb, 1993
Notary Public [Signature]



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 2/25, 1993 Signature: [Signature]
Grantor or Agent for Beneficiary

Subscribed and sworn before me by
the said [Name] this 25
day of Feb, 1993
Notary Public [Signature]



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 ARI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

Deliver Document To:

Tom Olen
First State Bank & Trust Company of Park Ridge
607 W. Devon Avenue
Park Ridge, IL 60068

DEPT-01 RECORDINGS \$25.00
T#9999 TRAN 4066 03/08/93 10:11:00
#1653 # *-73-171490
COOK COUNTY RECORDER

93171493

UNOFFICIAL COPY

STATEMENT OF SALES AND DEBIT

In accordance with the provisions of the Illinois Tax Code, the undersigned, the State of Illinois, hereby certifies that the following information is true and correct to the best of the undersigned's knowledge and belief, and that the same is a true and correct copy of the original records of the State of Illinois.

STATE OF ILLINOIS
DEPARTMENT OF REVENUE
SALES TAX DIVISION

SALES TAX DIVISION
STATE OF ILLINOIS

The undersigned hereby certifies that the following information is true and correct to the best of the undersigned's knowledge and belief, and that the same is a true and correct copy of the original records of the State of Illinois.

3-27-78

STATE OF ILLINOIS
DEPARTMENT OF REVENUE
SALES TAX DIVISION

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STATE OF ILLINOIS

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