

UNOFFICIAL COPY

DEED IN TRUST

93257524

The above space for recorder's use only

THIS INDENTURE WITNESSETH, THAT THE GRANTOR, WARREN D. ROBINSON and DIANE P. ROBINSON of the County of Cook and State of Illinois, for and in consideration of the sum of Ten and 00/100 Dollars (\$ 10.00), in hand paid, and of other good and valuable considerations, receipt of which is hereby duly acknowledged, Convey and Warrant unto HERITAGE TRUST COMPANY, an Illinois Corporation as Trustee under the provisions of a certain Trust Agreement, dated the 18th day of February 19 93, and known as Trust Number 934828, the following described real estate in the County of Cook and State of Illinois, to-wit:

LOTS 41 THROUGH 46, BOTH INCLUSIVE, IN FRANK DELUGACH RUTH'S HIGHLANDS, A SUBDIVISION OF THE WEST 1/2 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 37 NORTH, RANGE 13 (EXCEPT THAT PART CONVEYED TO THE CHICAGO AND STRAWN RAILROAD COMPANY AND THE RIGHT OF WAY OF THE WABASH RAILWAY) EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

4550 W Southwest Highway

24-03-304-043, 044, 045, 046, 047, 048

TO HAVE AND TO HOLD the said real estate with the appurtenances, upon the trusts, and for the uses and purposes hereinafter 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 execute any subdivision map therefor, and to sell, lease, convey, mortgage, or otherwise dispose of said real estate or any part thereof, to grant options to purchase, to sell or otherwise dispose of any part of the title, estate, power, and authority 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 lease 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 conditions thereof at any time or times hereafter, to contract to make leases and to grant options to lease and options to purchase and 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 and to divide, 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 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 consideration as it should 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 beneficiary 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 person 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 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 real estate shall be conclusive evidence in favor of every person including the Registrar of Titles of said county, relying upon or claiming under any such conveyance, lease or other instrument, to 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, by that said conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this Indenture and in said Trust Agreement and in all amendments thereof, if any, and binding upon all beneficiaries hereunder, and 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 that 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.

This conveyance is made up in the express understanding and conditions that neither the said 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 a wrong done or for injury to person or property happening in or about or about the said real estate or under the provisions of this Deed or said Trust Agreement or any amendment thereof, 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 release, 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 if, in said Trust Agreement as their attorney-in-fact, hereby irrevocably appointed for such purposes, or, at the direction 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 whose names and addresses are set forth in the 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, awards and proceeds arising from the sale or any other disposition of said real estate, and such interest is hereby agreed to be personal property, and so beneficially hereunder shall have any title or interest, legal or equitable, in or to said real estate as such but only an interest in earnings, awards and proceeds thereof as aforesaid, the intention hereof being to vest in said Heritage 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 limitation," or words of similar import, in accordance with the statute in such case made and provided. And the said grantor, S, 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 redemption of homesteads from sale on execution or otherwise.

In Witness Whereof, the grantor S, addressed by Me, hereunto set their hand S, and seal S, this 2nd day of April 19 93. Warren D. Robinson (SEAL) and Diane P. Robinson (SEAL)

STATE OF Illinois, I, Mark H. Sterk, a Notary Public in and for said County of Cook, in the State aforesaid, do hereby certify that Warren D. Robinson and Diane P. Robinson

personally known to me to be the same person S, whose name 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 seal this 2nd day of April, 1993. Mark H. Sterk, Notary Public

OFFICIAL SEAL MARK H. STERK NOTARY PUBLIC, STATE OF ILLINOIS MY COMMISSION EXPIRES 4/30/96

HERITAGE TRUST COMPANY 17500 Oak Park Avenue Tinney Park, Illinois 60477

For information only insert street address of above described property

COOK COUNTY DEED TRANSFER TAX ACT SEC. 4 PAR. 4 COOK COUNTY ORD. 95104 PAR. 4 DATE FILED 4-6-93 SIGN

This space for affixing Riders and Revenue Stamps

Document Number

Handwritten number 24-03-304

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Property of Cook County Clerk's Office

COOK COUNTY
RECORDER
JESSE WHITE
BRIDGEVIEW OFFICE

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SERIALIZED
MAY 12 1964
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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.

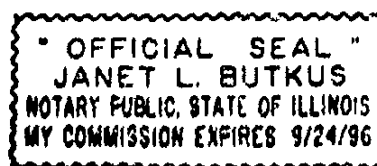
Dated April 5, 1993

Signature

Man H. Tan
Grantor or Agent

SUBSCRIBED AND SWORN

to me this 5th day of April, 1993.



Janet L. Butkus
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 April 5, 1993

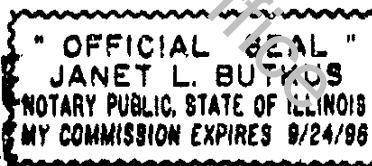
Signature

Man H. Tan
Grantor or Agent

SUBSCRIBED AND SWORN

to me this 5th day of April, 1993

COOK COUNTY
RECORDER
JESSE WHITE
BRIDGEVIEW OFFICE



Janet L. Butkus
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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

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