

THIS INDENTURE WITNESSETH, that the Grantor VIRGINIA A STAUNTON, a
Widow and Not Remarried

of the County of Cook and State of Illinois for and in consideration of the sum
of Ten and No/100 Dollars,
(\$ 10.00), in hand paid, and of other good and valuable considerations, receipt of which is hereby duly
acknowledged, Convey, Quit Claim unto First State Bank & Trust Company of Park Ridge, an Illinois bank-
ing 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 9th day of April, 1993, and known as Trust Number
2532, the following described real estate in the County of Cook and State of Illinois, to-wit:

Lot 17 in Block 30 in Kinsey's Park Ridge Subdivision of
part of Sections 1 and 2, Township 40 North, Range 12 East
of the Third Principal Meridian, in Cook County, Illinois.

Commonly Known As: 1531 Brophy, Park Ridge, Illinois 60068

P.I.N. 12-02-220-008-0000

COOK COUNTY
RECORDER
JESSE WHITE
SKOKIE OFFICE

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 or any part thereof, to dedicate parks, streets, highways or alleys and to
veter any subdivision or part thereof, and to redivide said real estate as often as desired, to contract to sell, to grant options to pur-
chase, to sell on any terms, to convey 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 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 the present or in the 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 pur-
chase 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 real estate, or any part thereof, with 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 of said
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 instru-
ment 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 con-
veyance 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 the trust or their predecessor in trust.

This conveyance is made upon the express understanding and condition that the Grantor, 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 for 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 con-
nection with said real estate may be entered into by it in the name of the then beneficiaries under said Trust Agreement or its attorney,
in fact, hereby expressly appointed for such purposes, or at 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 dis-
charge thereof). All persons and corporations whatsoever 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 interest 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 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 hereby expressly waives S. and releases S. 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 aforsaid has S. hereunto set her hand and seal this 13th
day of April, 1993.

(Seal) Virginia M. Staunton (Seal)
VIRGINIA M. STAUNTON (Seal)

STATE OF ILLINOIS
COUNTY OF COOK

I, The undersigned, a Notary Public in and for said County, in the State
aforesaid, do hereby certify that VIRGINIA M. STAUNTON, a Widow and Not Remarried
personally known to me to be the same person whose name is is subscribed to the foregoing instrument, appeared be-
fore me this day in person and acknowledged that she signed, sealed and delivered the said instrument as her free and volun-
tary 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 of office 13th day of April, 1993.
JUSTINE B. RILEY
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 7/25/94

Document Prepared By:
William T. Regas
Law Offices of William T. Regas
123 South Northwest Highway
Park Ridge, Illinois 60068-4228

ADDRESS OF PROPERTY:
1531 Brophy
Park Ridge, Illinois 60068
THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES ONLY AND IS NOT A PART OF THIS DEED
SEND SUBSEQUENT TAX BILLS TO
Virginia M. Staunton
1531 Brophy
Park Ridge, Illinois 60068

Property
AFFIX "RIDERS" OR REVENUE STAMPS HERE
Exempt under Chapter 120, Paragraph 1004, Section 4(e)
of State of Illinois Real Estate Transfer Tax Act
entitled "Exempted Deeds"
Date: 4-13-93 Virginia M. Staunton (Grantor)
CITY OF PARK RIDGE
REAL ESTATE
TRANSFER STAMP
NO. 6826



93304421
DOCUMENT NUMBER

25 2/2

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. 260
TRUST NO. 2532 Dated 4/9/93

DEED IN TRUST

(Quit Claim Deed)

TO

First State Bank & Trust Company
of Park Ridge
Park Ridge, Illinois
TRUSTEE

181103181

04/22/93
0003
RECORDING # 25.00
MAILINGS # 0.50
93304421 #
0018 MCH 14:24

Property of Cook County Clerk's Office

03301431

UNOFFICIAL COPY

93304421

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 13, 1993

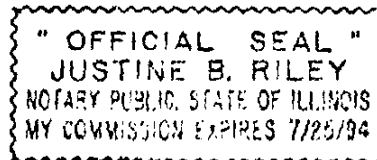
Signature

Virginia M. Staunton
Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE
ME BY THE SAID Virginia M. Staunton
THIS 13th DAY OF April
1993.

NOTARY PUBLIC

Justine B. Riley



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.

Date April 13, 1993

Signature

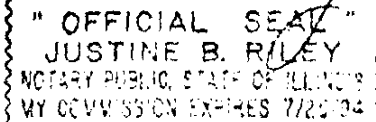
Virginia M. Staunton
Grantee or Agent

SUBSCRIBED AND SWORN TO BEFORE
ME BY THE SAID Virginia M. Staunton
THIS 13th DAY OF April
1993.

NOTARY PUBLIC

Justine B. Riley

As Sole Beneficiary of
First State Bank & Trust
Company of Park Ridge, as
Trustee under Trust No.
2532 dated April 9, 1993.



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.}

UNOFFICIAL COPY

15110580

Property of Cook County Clerk's Office