

UNOFFICIAL COPY

THIS INSTRUMENT, WITNESSETH, that the Grantor is
EDWARD S. BURGER and ANNA S. BURGER, his wife
 of the County of **Cook** and State of **Illinois** for and in consideration
 of **Two and no/100th** (\$10.00) Dollars, and other good
 and valuable considerations in hand paid, Convey and Warrant unto **BRIDGEVIEW BANK AND
 TRUST COMPANY**, an Illinois Corporation, 7940 South Harlem Avenue, Bridgeview, Illinois 60455,
 as Trustee under the provisions of a Trust Agreement dated the **16th** day of **May** 1994
 known as Trust Number **1-2278**, the following described real estate in the County of
Cook and State of **Illinois**, to-wit:

Exempt under provisions of paragraph 1
 Section 4, Real Estate Transfer Tax Act
 Date **5/16/94**
 Signature of Recorder

**Lot 33 (except the South 15.33 feet thereof) and Lot 34 (except the
 North 13.75 feet thereof) in Block 15 in W.C. McIninch and Company's
 River Park Addition, being a Subdivision of part of Fractional Sections
 27 and 34, Township 40 North, Range 12, East of the Third Principal
 Meridian, according to the Plat thereof recorded June 15, 1925 in
 Recorder's Office as Document No. 8944974, in Cook County, Illinois.**

COOK COUNTY RECORDER
 00729-54-52401
 1108 05/23/94 12:00
 00:00
 00:50

94457401

Commonly Known As **261 Willow, Franklin Park, Illinois 60131**
 PIN **12-27-400-073-0000**

TO HAVE AND TO HOLD the said real estate with the appurtenances upon the trust and for the use and purposes hereon 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 park streets, highways or
 alley and to vacate any subdivision or part thereof, and to subdivide 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 of such estate in trust and to grant to such successor of such estate all the title,
 estate, powers and authorities in said Trust Agreement 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 operation 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 199 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 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 real estate, or any part thereof, for other real or
 personal property, to grant easements or charges of any kind, to receive, convey or assign any right, title or interest in or about or concerning any part of said real estate or any part
 thereof, and to deal with said real estate and every part thereof in all other ways and for all 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 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 hereon or advanced on
 said real estate, or be obliged to see that the terms of this trust have been complied with or be held liable in any way for 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 in possession of said real estate, or any part thereof, relying upon or claiming under any such
 conveyance, lease or other instrument as that at the time of the delivery thereof the trust created by this instrument and by said Trust Agreement was in full force and effect, that such
 conveyance, lease or other instrument was executed in accordance with the trusts, conditions and limitations contained in this instrument and in said Trust Agreement, or in all amendments
 thereto, if any, and binding upon all beneficiaries thereof, in that said Trustee, or any successor in trust, is 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 of such trust, that such successor of such trust has been properly
 appointed and are fully vested with all the title, estate, rights, powers, authorities, duties and obligations of any of their predecessors in trust.

This conveyance is made upon the express understanding and conditions that neither Bridgeview 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 in law or equity or otherwise, or for any act or omission 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 personal property happening in or about said real estate,
 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 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 to the payment and discharge 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 is and 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 the beneficiary hereunder shall have any title or
 interest, legal or equitable, in or to said real estate as such but only an interest in earnings, avails and proceeds thereof as aforesaid, the inclusion hereof being in vest in said Bridgeview
 Bank and Trust Company the entire legal and equitable title in fee simple, in and to all of the real estate above described.

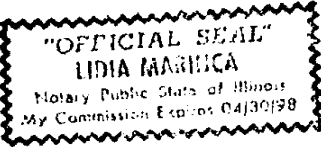
If the title to any of the above real estate is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note thereon certificate of title or duplicate thereof,
 or memorial, the words "in trust" or upon condition or with limitations or words of similar import, in accordance with the statute in such case made and provided.

And the said grantor hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statutes in the State of Illinois, providing for
 exemption of homesteads from sale on execution of otherwise.

In Witness Whereof the grantor **S** aforesaid he **VE** hereunto set **their** hands and seal this **16th** day of
May 19 **94**

x **Edward S. Burger** (Seal) x **Anna S. Burger** (Seal)
Edward S. Burger (Seal) **Anna S. Burger** (Seal)

State of **Illinois** I, the undersigned, a Notary Public in and for said County, in the state aforesaid, do hereby certify
 County of **Cook** SS. that **Edward S. Burger and Anna S. Burger, his wife**



personally known to me to be the same persons 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 state and purpose
 therein set forth, including the release and the waiver of the right of homestead.
 Given under my hand and notarial seal this **16th** day of **May** 19 **94**

Lidia Marhuca
 Notary Public

MAIL TO:
BRIDGEVIEW BANK AND TRUST COMPANY
 7940 South Harlem Avenue - Box 206
 Bridgeview, Illinois 60455

This Instrument was prepared by
Lidia M./Bridgeview Bank & Trust Co.
 7940 South Harlem Avenue
 Bridgeview, Illinois 60455

25
 Box 206

This instrument is exempt from recording fees.

94457401

Document Number

UNOFFICIAL COPY

Property of Cook County Clerk's Office

2025/06/16

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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: May 16, 1994

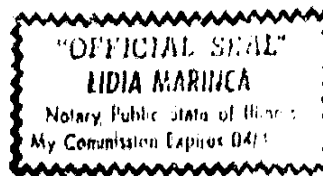
Signature: *Edward [unclear]*

Grantor or Agent

Subscribed and sworn to before me

This 16th day of May, 1994

Notary Public *Lidia Marinca*



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: May 16, 1994

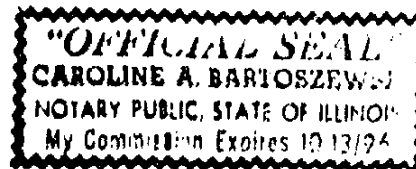
Signature: *Lidia Marinca*

Grantee or Agent

Subscribed and sworn to before me

this 16th day of May, 1994

Notary Public *Caroline A. Bartoszewski*



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 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.]

5/16/94

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