

UNOFFICIAL COPY



Southwest
Financial Bank

94483836

WARRANTY DEED IN TRUST

This Indenture Witnesseth, That the Grantor RICHARD G. HILL and MARY HILL A/K/A
MARY Y. HILL, Husband and Wife

of the County of COOK and the State of ILLINOIS for and in consideration of
TEN & 00/100 Dollars,

and other good and valuable consideration in hand paid, Convey \$ and Warrant \$ unto Southwest Financial Bank, an Illinois
banking corporation its successor or successors as Trustee under the provisions of a trust agreement dated the 1ST day
of OCTOBER 1992 known as Trust Number 1-0602, the following
described real estate in the County of COOK and State of Illinois, to-wit:

THE SOUTH 20 FEET OF LOT 5 AND THE NORTH 1/2 OF LOT 6 IN JOHN P. DIXEY'S
RESUBDIVISION OF LOTS 1 TO 12 INCLUSIVE, IN THE SUBDIVISION OF PART OF LOT
3 (LYING EAST OF MICHIGAN AVENUE) IN THE SUBDIVISION OF LOTS 4, 5, 6, 7, AND
8 IN THE SUBDIVISION OF THE WEST 1/2 OF THE WEST 1/2 OF SECTION 15, TOWN-
SHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK
COUNTY, ILLINOIS.

Exempt under provision of Paragraph F, Section 4
Real Estate Transfer Tax Act
Date 4/13/94
Buyer/Seller Representative [Signature]

COOK COUNTY RECORDER
#5281 6 11 94-94-483836
145555 TRAN 9092 95/31/94 15:16:00
DEPT-01 RECORDING
\$25.50

94483836

Property Address: 10512 S. INDIANA, CHICAGO, ILLINOIS

Permanent Real Estate Index No. 25-15-121-043, VOL 288

To have and to hold the said premises with the appurtenances, upon the trust, and for uses and purposes herein and said trust
agreement set forth.

Full power and authority is hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof,
to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to resubdivide said property 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 premises 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 property,
or any part thereof, to lease said property, or any part thereof, from time to time, in possession or reversion, by leases to commence in
praesenti or in futuro, 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 as 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 respecting the manner of fixing the amount
of present or future rentals, to partition or to exchange said property, 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 easement appurtenant to said premises or
any part thereof, and to deal with said property 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 in relation to said premises, or to whom said premises or any part thereof shall
be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obliged to see to the application of any purchase money, rent,
or money borrowed or advanced on said premises, or be obliged to see that the terms of this trust have been complied with, or be obliged
to inquire into the 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 in relation to said real estate
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 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 some amendment thereof and binding upon all beneficiaries thereunder, (c) that said trustee 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 their predecessor in trust.

The interest of each and every beneficiary hereunder 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 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.

If the title to the above lands 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 salute in such cases made and provided.

And the said grantor 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.

[Signature]

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In Witness Whereof, the grantor _____ aforesaid ha^s hereunto set his hand _____ and seal _____ this
3rd day of October, 19 92.

(SEAL) Richard G. Hill
RICHARD G. HILL

(SEAL)

State of ILLINOIS S.S.
County of COOK

I, Gloria Y. Casey a Notary Public
in and for said County, in the State aforesaid, do hereby certify that _____
RICHARD G. HILL

personally known to me to be the same person _____
whose name _____ is _____ subscribed to the foregoing instrument,
appeared before me this day in person and acknowledges that _____ he _____ signed, sealed
and delivered the said instrument as _____ his _____ 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 _____ seal this 1st day of Oct. A.D. 1992

Gloria Y. Casey
Notary Public

"OFFICIAL SEAL"
GLORIA Y. CASEY
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 10-10-93

After Recording Mail to: Southwest Financial Bank
~~16880 South LaGrange Road~~ 9901 S. Western Ave
~~Orland Park, Illinois 60462~~ Chicago, IL 60643
(312) 469-1101
779-6000

Prepared By: MARVIN M. RUX
9730 S. WESTERN AVENUE, S-240
EVERGREEN PARK, IL 60642

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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.

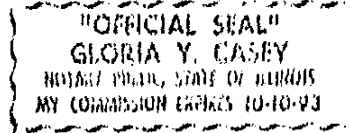
Dated 9-23, 1993

Signature: Marcin M. Ruy

Grantor or Agent

Subscribed and sworn to before me by the said Marcin M. Ruy this 23rd day of Sept. 1993.

Notary Public Gloria Y. Casey



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.

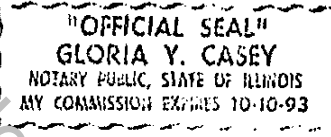
Dated 9-23, 1993

Signature: Marcin M. Ruy

Grantee or Agent

Subscribed and sworn to before me by the said Marcin M. Ruy this 23 day of Sept. 1993.

Notary Public Gloria Y. Casey



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.)

94-558626

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