

UNOFFICIAL COPY

WARRANTY DEED IN TRUST

94491440

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#255

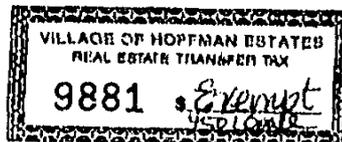
Exempt under provisions of Paragraph E, Section 4, Real Estate Transfer Tax Act
4/26/94
Date
Deputy Clerk of Recorder
94491440

THIS INDENTURE WITNESSETH, That the Grantor, Suzanne M. Maffia, a single person, never married of the County of Cook and State of Illinois, for and in consideration of the sum of Ten and no/100's Dollars (\$ 10.00), in hand paid, and of other good and valuable considerations, receipt of which is hereby duly acknowledged, Convey S and Warranty S unto MIDWEST BANK AND TRUST COMPANY, a banking corporation duly organized and existing as a banking corporation under the laws of the State of Illinois, and duly authorized to accept and execute trusts with the State of Illinois, as Trustee under the provisions of a certain Trust Agreement, dated the 7th day of July 10 88, and known as Trust Number 88-07-5541, the following described real estate in the County of COOK and State of Illinois, to-wit:

Lot 112 in Castleford Unit 2, being a Resubdivision of parts of Howie in the Hills Unit 1, Palatine Estates and Howie in the Hills Unit 2, being a Subdivision of part of the Northwest Quarter and the Northeast Quarter of Section 19, Township 42 North, Range 10, East of the Third Principal Meridian, according to the Plat thereof recorded on July 24, 1986 as Document Number 86313935, in Cook County, Illinois.

PIN: 02-19-131-093

Address: 4501 Opal, Hoffman Estates, Illinois 60195



SUBJECT TO

TO HAVE AND TO HOLD the said real estate with the appurtenances, upon the trusts, and for the use and purposes herein 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 parks, streets, highways or alleys and to vacate or subdivide 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 or lease, to convey either with or without consideration, to convey said real estate or any part thereof to a successor or successors in trust, or 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 present or in 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 purchase the whole or any parts of the real estate, or any part thereof, for other real and personal property, to grant easements or charges of any kind, to release, convey or assign any right, title or interest in or about or estate 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 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, or any successor in trust, in relation to said real estate, or in 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 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, (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 the Indenture and in said Trust Agreement or in all amendments thereof, if any, and 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 their predecessor in trust.

This conveyance is made upon the express understanding and condition that neither The Midwest 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 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 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 (lack of) 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 estate 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 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, the intention hereof being to vest in said The Midwest Bank and Trust Company the entire legal and equitable title in fee simple, in and to all of the real estate above described.

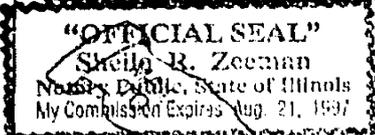
If the title to any of the above real estate is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in the certificate of title or duplicate thereof, or memorial, the words "in trust," or "trust condition," or "with limitations," or words of similar import, in accordance with the statute in such case made and provided, and said Trustee shall not be required to produce the said Agreement or a copy thereof, or any extracts therefrom, as evidence that any transfer, charge or other dealing involving the registered lands is in accordance with the true intent and meaning of the trust.

And the said grantor hereby expressly waives and releases 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, aforesaid has her hand and seal this 14th day of April 10 94.

Suzanne M. Maffia (SEAL) (SEAL) (SEAL)

State of Illinois)
County of Cook) ss. Sheila R. Zeeman a Notary Public in and for said County, in the state aforesaid, do hereby certify that Suzanne M. Maffia



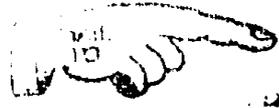
personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.
Given under my hand and official seal this 14th day of April 10 94

Midwest Bank and Trust Company
1600 N. W. PARKER AVE.
Elmwood Park, Illinois
60035

4501 Opal, Hoffman Estates, IL 60195
For information only, insert street address of above described property.

2550 EL.

UNOFFICIAL COPY



Midwest Bank
12006 North Harlem Ave
Elmhurst Park, Ill.

LO235-1396

DEPT-01 RECORDING \$25.50
170012 TRN 2850 06/02/94 14:30:00
*94-491440 *94-491440
CDK COUNTY RECORDER

Property of Cook County Clerk's Office

06-17-94

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STATEMENT BY GRANTOR AND GRANTEE

Grantor or his agent affirms that, to the best of his knowledge, the grantee shown on the deed or assignment of beneficial interest and 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.

April 26, 19 94

Signature:

Emily D. Mentore
Grantor or Agent

Subscribed and sworn to before me the said Agent on the 26th day of April

Public

Margaret M. Frank

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.

April 26, 19 94

Signature:

Emily D. Mentore
Grantee or Agent

Subscribed and sworn to before me the said Agent on the 26th day of April

Public

Margaret M. Frank

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.

This deed or ABI to be recorded in Cook County, Illinois, if necessary under the provisions of Section 4 of the Illinois Real Estate Tax Act.)

94491440