

DEED IN TRUST

(WAHANTY)

UNOFFICIAL COPY

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(The Above Space For Recorder's Use Only)

THIS INDENTURE WITNESSETH, that the Grantors EDWARD J. PETERS and LORRAINE PETERS, HIS WIFE and DAVID E. PETERS, a bachelor, 5126 S. Nordica, Chicago of the County of Cook and State of Illinois, for and in consideration of the sum of ten dollars and other good and valuable consideration Dollars, (\$ 10.00) in hand paid, and of other good and valuable considerations, receipt of which is hereby duly acknowledged, Convey and Warrant unto Bank of Chicago, an Illinois banking corporation of Chicago, 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 6th day of May, 1994, and known as Trust Number 94-5-2, the following described real estate in the County of Cook and State of Illinois, to-wit:

LOT 5 (EXCEPT THE WEST 16.00 FEET USED AS ALLEY) IN BLOCK 42 IN FREDERICK H. BARTLETT'S THIRD ADDITION TO BARTLETT HIGHLANDS, BEING A SUBDIVISION IN THE WEST 1/4 OF SECTION 7, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL SUBJECT TO: MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 19-07-301-000-0000

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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 in 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 vacate 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 on any terms, to convey, either 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 or 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 real estate, 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 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 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 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 discharge thereof). All persons and corporations whomsoever and whatsoever shall be charged with notice of this condition from the date of the filing for record of this Deed.

This conveyance is made upon the express understanding and condition that the Trustee, 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 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 discharge thereof). All persons and corporations whomsoever 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 person 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 intention hereof being in 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 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 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 the exemption of homesteads from sale on execution or otherwise.

IN WITNESS WHEREOF, the Grantor S. aforesaid have hereunto set their hand and seal and this 6th day of May, 1994.

Edward J. Peters (Seal) Lorraine Peters (Seal)
EDWARD J. PETERS LORRAINE PETERS

STATE OF ILLINOIS)
COUNTY OF COOK)
David E. Peters (Seal)
DAVID E. PETERS

I, Barbara A. Rhodes, a Notary Public in and for said County, in the State aforesaid, do hereby certify that EDWARD J. PETERS and LORRAINE PETERS, his wife and DAVID E. PETERS, a bachelor personally known to me to be the same person S. whose names 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 Notary Seal this 6th day of May, 1994.

OFFICIAL SEAL
BARBARA A. RHODES
NOTARY PUBLIC

Document Prepared By:
Michael T. Konieczka & Assoc.
6501 W. Archer
Chicago, IL 60638

ADDRESS OF PROPERTY:
5126 S. Nordica
Chicago, IL 60638
(THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES ONLY AND IS NOT A PART OF THIS DEED)
SEND SUBSEQUENT TAX BILLS TO
Edward J. Peters
5126 S. Nordica
Chicago, IL 60638

Section 6
Exempt under provisions of Paragraph 1
Real Estate Transfer Tax Act
5/19/94
Edward J. Peters
Buyer's Representative
Date

94510726

DOCUMENT NUMBER

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RETURN TO: Bank of Chicago
433 West 55th Street
Chicago, Illinois 60628

TRUST NO. 94-5-2

DEED IN TRUST

(MARRIANTY DEED)



Bank of Chicago

Chicago, Illinois

TRUSTEE

DEPT-01 RECORDING \$25.50
140012 TRAN 3503 06/09/94 09:36:00
#3171 & S# 4-94-510726
COOK COUNTY RECORDER

Property of Cook County Clerk's Office

5210/1233

UNOFFICIAL COPY

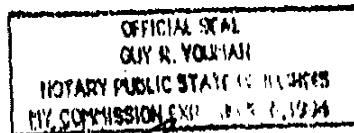
STATEMENT BY GRANTOR AND GRANTEE

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 a foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Date: May 19th, 1994

Signature Edward J. Reine
Grantor or Agent

Subscribed and sworn to before me by the said grantor this 19th day of May, 1994.



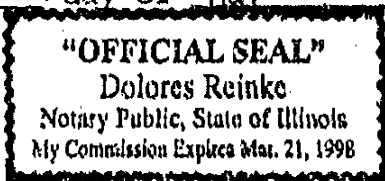
Guy R. Youniss
NOTARY PUBLIC

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, a partnership, an Illinois corporation, or a foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, or other entity so recognized and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated May 19, 1994

Bank of Chicago, as Trustee U/1/A Dated May 6, 1994
a/k/a Trust #94-52 and not personally.
Signature George C. Comiso
Grantee or Agent

Subscribed and sworn to before me by the said grantee this 19th day of May, 1994.



Dolores Reinke
NOTARY PUBLIC

NOTE: Any person who knowingly submits a false statement concerning the identity of the Grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

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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 Act.

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