

WARRANTY DEED IN TRUST

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This instrument was prepared by:

Rosemary Mazur  
4350 Lincoln Highway  
Matteson, Illinois 60443

(The above space for recorder's use only)

COOK COUNTY  
RECORDS  
JESSE WHITE  
MARSHALL OFFICE

THIS INDENTURE WITNESSETH, That the Grantor

Stephen W. Zieler and Janene G. Zieler, his wife

of the County of Cook and State of Illinois for and in consideration of Ten and no/100-----(\$10.00)-----dollars, and other good and valuable considerations in hand paid, Conveys and Warrants unto the BEVERLY TRUST COMPANY, an Illinois corporation, as Trustee under the provisions of a Trust Agreement dated the 11th day of September, 19 90, known as Trust Number 74-2055, the following described real estate in the County of Cook and State of Illinois, to-wit:

Lot 18 in Block 3 in Orland Hills Gardens Unit Number 2, being a Subdivision of part of the Southwest 1/4 of Section 9 and part of the North 1/2 of the Northwest 1/4 of Section 16, all in Township 36 North, Range 12, East of the Third Principal Meridian, according to the Plat thereof recorded June 5, 1958 as Document Number 17226535, in Cook County, Illinois.

Commonly known as: 15051 Highland Avenue, Orland Park, Illinois 60462  
P.I.N. 27-09-308-026

Permanent Tax Number: \_\_\_\_\_

TO HAVE AND TO HOLD the said premises 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 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 redivide said premises as of 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, to lease, to 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 practice 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 in 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, to options to renew leases and options to purchase the whole or any part of the reversion and to contract respecting the manner of living 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 in charge 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 in 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 to provide 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 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, as its 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, profit and proceeds thereof as aforesaid.

If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is hereby directed not to register or to file the certificate of title or duplicate thereof, or memorial, the words "in trust," "upon condition," "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, this 17th day of JUNE 19 90

Stephen W. Zieler (Seal) Janene G. Zieler (Seal)

State of Illinois, Rosemary Mazur a Notary Public in and for said County, in County of Will SS. the state aforesaid, do hereby certify that Stephen W. Zieler and Janene G. Zieler his wife

personally known to me to be the same person, whose name 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.

"OFFICIAL SEAL  
ROSEMARY MAZUR  
NOTARY PUBLIC, STATE OF ILLINOIS  
MY COMMISSION EXPIRES 6/30/97

17th day of June 19 90  
Rosemary Mazur  
Notary Public

MAIL THIS DOCUMENT TO:  
Beverly Trust Company - Box 90  
TRUST AND INVESTMENT SERVICES  
4350 Lincoln Hwy. • Matteson, IL 60443

15051 Highland Avenue, Orland Park, IL 60462  
For information only insert street address of above described property.

Exempt under provisions of Paragraph "f", Section 4.02, Transfer Tax Act

Date 4/18/94 Rosemary Mazur

THIS SPACE FOR AFFIXING RIDERS AND REVENUE STAMPS

Document Number

94560916

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Property of Cook County Clerk's Office

RECORDS#		
RECORD#	4	25.00
04563913 #		
SUBTOTAL		25.00
CHECK	25.00	00
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	0000 MOH	11.00

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## EXEMPT AND ABI TRANSFER DECLARATION STATEMENT REQUIRED UNDER PUBLIC ACT 87-543 COOK COUNTY ONLY

9-1560316

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 3-21, 1994.

[Signature]  
GRANTOR OR AGENT

STATE OF ILLINOIS)  
Will ) SS:  
COUNTY OF COOK )

Subscribed and sworn to before me this 21st day of March, 1994

My commission expires:

"OFFICIAL SEAL"  
ROSEMARY MAZUR  
NOTARY PUBLIC, STATE OF ILLINOIS  
MY COMMISSION EXPIRES 6/30/97

[Signature]  
NOTARY PUBLIC

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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 3-21, 1994.

[Signature]  
GRANTEE OR AGENT

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Will ) SS:  
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ROSEMARY MAZUR  
NOTARY PUBLIC, STATE OF ILLINOIS  
MY COMMISSION EXPIRES 6/30/97

[Signature]  
NOTARY PUBLIC

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 a Class A misdemeanor for subsequent offenses.

(Attach to Deed or ABI to be recorded in Cook County, (if exempt under provisions of Section 4 of Illinois Real Estate Transaction Tax Act)

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