

DEED IN TRUST (ILLINOIS)

94574350

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THE GRANTOR, ALFRED A. RANIERI and MOLIE C. RANIERI, his wife

of the County of Cook and State of Illinois for and in consideration of Ten (\$10.00) Dollars, and other good and valuable considerations in hand paid, Convey and (WARRANT/QUIT CLAIM) unto ALFRED A. RANIERI and MOLIE C. RANIERI (NAME AND ADDRESS OF GRANTEE)

as Trustee under the provisions of a trust agreement dated the day of 1989 and known as Trust Agreement - Industrial Property (hereinafter referred to as "said trust"), regardless of the number of trustees, and unto all and every successor or successors in trust under said trust agreement, the following described real estate in the County of Cook and State of Illinois, to wit:

Said Exhibit A attached hereto Lot 5 Lot 4 Lot 6 12-27-123-164; 12-27-123-165; 12-27-123-166 Permanent Real Estate (Index Number(s): 283 Commerce Avenue, Franklin Park Address(es) of real estate: 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 are hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof; to dedicate parks, streets, highways or alleys; to vacate any subdivision or part thereof; and to subdivide said property as often as desired; to contract to sell; to grant options or 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 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 present or in future; and upon any terms and for any period or periods, 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 renew or extend leases 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 purchase the whole or any part of the reversion, or any part thereof, or any options to purchase the whole or any part of the reversion, or any part thereof, for other real or personal property, or charges or 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 to 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 incur any expense in connection with the execution of any agreement; and every 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 of the trust instrument was executed in accordance with the trusts, conditions and limitations contained in this deed and in said trust agreement or other instrument; (b) that such conveyance, lease or other instrument was in full force and effect; (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 any of 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 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 of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise. In Witness Whereof, the grantor S. aforesaid has hereunto set the hand and seal this 13th day of JUNE 1989

ALFRED A. RANIERI (SEAL) MOLIE C. RANIERI (SEAL) COOK State of Illinois, County of Cook I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that ALFRED A. RANIERI and MOLIE C. RANIERI 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. My Commission Expires 6/29/95 Notary Public, State of Illinois Jeffrey L. GORWICKI My Commission Expires 6/29/95

MAIL TO: Ronald N. Mora, Gould & Ratner (Name) 222 N. LaSalle St., Suite 800 (Address) Chicago, IL 60601 (City, State and Zip) 60131 (County, State and Zip) SEND SUBSEQUENT TAX BILLS TO: Alfred A. Ranieri (Name) 2500 North George (Address) Chicago, IL 60641 (City, State and Zip) 60131 (County, State and Zip) RECORDERS OFFICE BOX NO. OR

85330
94574350
AFFIX "RIDERS" OR REVERSE
6/29/89
DEPT-01 RECORDING 167777 TRAN 4108 06/30/94 08:40:00 \$25.50
44765 ÷ DM * -94-574350
COOK COUNTY RECORDER

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**George F. Rose, Esq., Attorney at Law
Special Agent in Charge of P.R. (c)**

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Special Agent in Charge of P.R. (c)**

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LEGAL DESCRIPTION

2832 Commerce Avenue, Franklin Park, Illinois

Lots 4, 5 and 6 in Block A in Block 12 of Weeks and other Resubdivision of Lots 7, 8, 26, 27 and 28 and part of Lots 4, 5, 6, 29, 30 and 31 in Block 11 and Lots 1 to 11, both inclusive, and Lots 30 to 42, both inclusive in block 12, all in Weeks Sub of River Park, a Sub of part of Framboise Reserve and a part of North 1/2 of Section 27, Township 40 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

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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 6/13/94

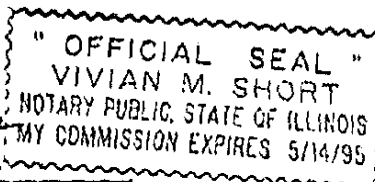
Signature [Signature]
Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE
ME BY THE SAID

THIS 13th DAY OF JUNE
1994.

NOTARY PUBLIC

[Signature]



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.

Date 6/13/94

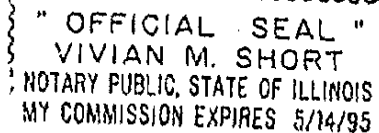
Signature [Signature]
Grantee or Agent

SUBSCRIBED AND SWORN TO BEFORE
ME BY THE SAID

THIS 13th DAY OF JUNE
1994.

NOTARY PUBLIC

[Signature]



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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]

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