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94576857



DEED IN TRUST

THIS INDENTURE WITNESSETH, That the Grantor **Financial Properties Management, Inc., an Illinois corporation** of the County of **Cook, State of Illinois,** for and in consideration of **Ten and no/100** Dollars, and other good and valuable consideration in hand paid, Conveys and ~~conveys~~ **quit claims** unto **NBD TRUST COMPANY OF ILLINOIS, an Illinois Corporation,** as Trustee under the provisions of a trust agreement dated the **15th** day of **June**, 19 **94**, known as Trust Number **4745-AH** the following described real estate in the County of **Cook,** and State of **Illinois,** to wit:

SEE EXHIBIT A ATTACHED HERETO.

- DEPT-01 RECORDING \$27.50
- T4222 TRAM 4800 06/30/94 1634:00
- 44817 + KE *-94-576857
- COOK COUNTY RECORDER

Common Address: 807 SOUTH BOULEVARD, OAK PARK, ILLINOIS
 Permanent Property Tax Identification Number: 16-07-306-020

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 vest any subdivision or part thereof, and to resubdivide said property as often as desired, in 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 present or futuro, and upon any terms and for any period or periods of time, not exceeding in the case of any single lease 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 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 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 predecessors in trust.

The interest of each and every beneficiary hereunder and 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 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 aforesaid he \$ hereunder set its hand and seal this 29th day of June 19 94

FINANCIAL PROPERTIES MANAGEMENT, INC.,
 an Illinois corporation

By *[Signature]* (Seal)

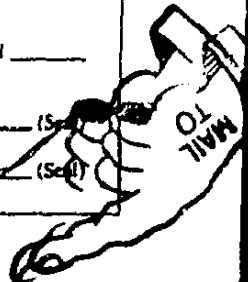
After recordation this instrument should be returned to
NBD Trust Company of Illinois
NBD BANK PLAZA
MOUNT PROSPECT, ILLINOIS 60056

This instrument was prepared by:
DAVID G. LYNCH, FINNICK & WOLFE
203 NORTH LASALLE STREET, SUITE 1800
CHICAGO, ILLINOIS 60601-1293

THIS TRANSACTION IS EXEMPT FROM THE PAYMENT OF PARAGRAPH C SECTION 4 OF THE REAL ESTATE TRANSFER TAX ACT. BUYER, SELLER/REPRESENTATIVE

EXEMPTION APPROVED
 DANIELA JOKER
 VILLAGE CLERK
 VILLAGE OF OAK PARK

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State of Illinois)

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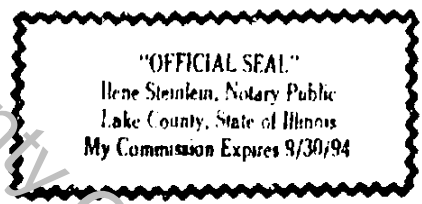
County of Cook)

I, _____ the undersigned _____, a Notary Public in and for said County, in the state aforesaid, do hereby certify that David C. Weislogel is an officer of FINANCIAL PROPERTIES MANAGEMENT, INC.

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 _____ 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 the right of homestead.

Given under my hand and notarial seal this 29th day of June, 19 94

Helen Steinlein
Notary Public



EXEMPTION APPROVED
Helen Steinlein
VILLAGE CLERK
OF OAK PARK

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EXHIBIT A

That part of Lot 1 lying Northerly of the following described line: Beginning at a point in the East line of said lot, 49 feet 11-1/8 inches South of the Northwest corner of said lot, said point being at or opposite the conjecture of 2-story and 1-story brick buildings now located on said lot; thence West along the South face of said 2-story brick building to a point, a distance of 54 feet 2 inches (said point also being on re-entrant corner of said 1-story building); thence North along the West face of said 2-story brick building to a point, a distance of 1 foot 5 inches (said point also being 4-1/2 inches North of a corner of said 1-story brick building), thence West and parallel to said 1-story brick building to a point in the West line of said lot, said point being 48 feet 9 inches South of the Northwest corner of said lot; in Block 1 in Hiatt's subdivision of the North 1/2 of the East 40 acres of the Southwest 1/4 of Section 7, Township 35 North, Range 13 East of the 3rd P.M., in Cook County, Illinois

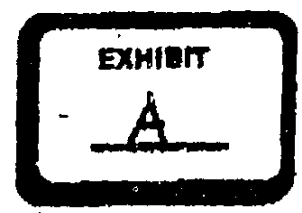
Common Address: 801 South Boulevard
Oak Park, IL

PIN: 16-07-306-020

EXEMPTION APPROVED
VILLAGE CLERK
Janice Foster

30121426

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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.

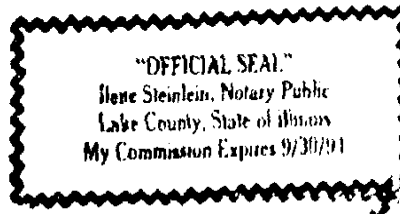
FINANCIAL PROPERTIES MANAGEMENT, INC.

Dated June 29, 1994 Signature By: [Signature]

Grantor or Agent

Subscribed and sworn to before me this 29th day of June, 1994.

[Signature]
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, 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.

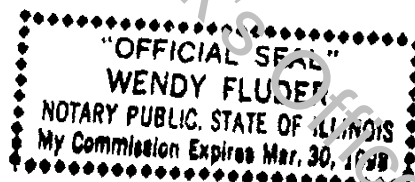
WED TRUST COMPANY OF ILLINOIS, as trustee under Trust Agreement dated June 15, 1994, and known as Trust #4745-1H

Dated 6/29, 1994 Signature: By: [Signature]

Grantee or Agent

Subscribed and sworn to before me this 29 day of June, 1994.

[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 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.]

VILLAGE CLERK
VILLAGE OF OAK PARK

EXEMPTION APPROVED

[Signature]

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