

UNOFFICIAL COPY

DEED IN TRUST

94634160

Form 191 Rev. 07-89

The above space for recorder's use only.

THIS INDENTURE WITNESSETH, THAT THE GRANTOR, LAWRENCE M. RAGLAND and CALLIE E. RAGLAND of the County of Cook and State of Illinois, for and in consideration of the sum of ***TEN AND NO/100*** Dollars (\$ 10.00), in hand paid, and of other good and valuable considerations, receipt of which is hereby duly acknowledged, Conveys and Out Claims unto SOUTH HOLLAND TRUST & SAVINGS BANK, an Illinois banking corporation, 18178 South Park Avenue, South Holland, Illinois as Trustee under the provisions of a certain Trust Agreement, dated the 8th day of March 19 94, and known as Trust Number 10925, the following described real estate in the County of Cook and State of Illinois, to wit:

The East 412.625 feet (except the West 16.5 feet to be used for street purposes) West 825.25 feet of South 1/2 of Southeast 1/4 of Southeast 1/4 of Section 31, Township 35 North, Range 15, East of the Third Principal Meridian, described as follows:

Beginning at a point of South line of said Section which point is 825.25 feet East of West line of Southeast 1/4 of Southeast 1/4 of said Section; thence North parallel to said West line 340 feet; thence West parallel to South line of said Section 150 feet; thence South parallel to said West line 340 feet West of South line of said Section; thence East along said Section line to a point of beginning in Cook County, Illinois.

Exempt Under Provisions of Paragraph E., Section 4, Real Estate Transfer Tax Act.

3-8-94 Date Buyer, Seller, or Representative

DEPT-01 RECORDING TRAN 5272 07/20/94 09:19:00 \$6888 \$ DM * -94-634160 COOK COUNTY RECORDER

Property Address: Unimproved 5 acre parcel on Steger Road Steger, Illinois 60475

Permanent Real Estate Index Number: 33-31-402-014-0000

TO HAVE AND TO HOLD the real estate with its appurtenances upon the trusts and for the uses and purposes herein and in the trust agreement set forth. Full power and authority is hereby granted to said trustee to subdivide and redivide the real estate or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, to execute contracts to sell or exchange or execute grants of options to purchase, to execute contracts to sell on any terms, to convey either with or without consideration, to convey the 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 the trustee, to donate, to dedicate, to mortgage, or otherwise encumber the real estate, or any part thereof, to execute leases of the real estate, or any part thereof from time to time, in possession or reversion, by leases to commence in present or future, and upon any terms and for any period or periods of time, and to execute renewals or extensions of leases upon any terms and for any period or periods of time and to execute amendments, changes or modifications of leases and the terms and provisions thereof at any time or times hereafter, to execute contracts to make leases and to execute options to lease and options to purchase the whole or any part of the reversion and to execute contracts respecting the manner of fixing the amount of present or future rentals, to execute grants of easements or charges of any kind, to release, convey or assign any right, title or interest in or about or easement appurtenant to the real estate or any part thereof, and to deal with the title to 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 title to the real estate to deal with if whether similar to or different from the ways above specified and at any time or times hereafter.

In no case shall any party dealing with said trustee in relation to the real estate, or to whom the real estate or any part thereof shall be conveyed, or to be sold, leased or mortgaged by the trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on the real estate, or be obliged to see the terms of the trust have been complied with, or be obliged to inquire into the necessity or expedience of any act of the trustee, or be obliged or privileged to inquire into any of the terms of the trust agreement, and every deed, trust deed, mortgage, lease or other instrument executed by the trustee in relation to the 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 herein by the 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 therein and in the trust agreement or in any amendments thereto and binding upon all beneficiaries, (c) that the 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 beneficiary under the trust agreement and of all persons claiming under them or any of them shall be only in the possession, earnings, and the avails and proceeds arising from the sale, mortgage or other disposition of the real estate, and such interest is hereby declared to be personal property, and no beneficiary shall have any title or interest, legal or equitable, in or to the real estate as such, but only an interest in the possession, 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 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 do hereby set their hand S and seal S

the 8th day of March 19 94

Callie E. Ragland (SEAL)

(SEAL) (SEAL) (SEAL)

This space for affixing Pleders and Revenue Stamps

94634160

Document Number

MAIL DEED TO: SOUTH HOLLAND TRUST & SAVINGS BANK 18178 South Park Avenue South Holland, Illinois

25.50 BML

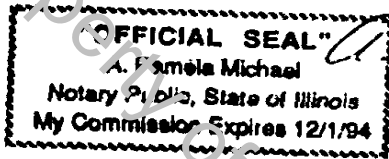
UNOFFICIAL COPY

State of Illinois)
County of Cook)

I, A. Pamela Michael a Notary Public in and for said County, in
the state aforesaid, do hereby certify that Lawrence M. Ragland and
Callie E. Ragland

personally known to me to be the same person S whose name S 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 notarial seal this 8th day of March 19 94



A. Pamela Michael
Notary Public

The instrument was prepared by

(Name) Leonard D. Walberg, Esq.
(Address) 15525 South Park Avenue
South Holland, Illinois 60473

Mail subsequent tax bills to

(Name) No change
(Address)



94634160

PROPERTY OF COOK COUNTY CLERK'S OFFICE

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 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.

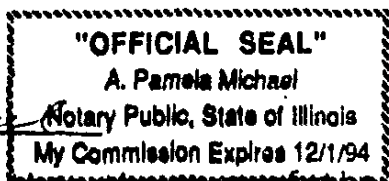
Dated March 8, 1994

Signature: _____

[Handwritten Signature]
Grantor ~~or Agent~~

Subscribed and sworn to before me by the said Grantor this 8th day of March 1994.

Notary Public A. Pamela Michael



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.

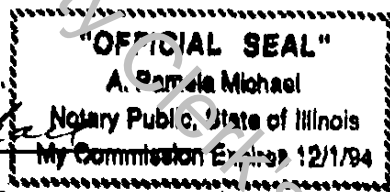
Dated March 8, 1994

Signature: _____

[Handwritten Signature]
Grantee ~~or Agent~~

Subscribed and sworn to before me by the said Grantee this 8th day of March 1994.

Notary Public A. Pamela Michael



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

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