

# UNOFFICIAL COPY

94654801

## WARRANTY DEED IN TRUST

94654801

THIS INDENTURE WITNESSETH, That the Grantor, Rosemary Romano, formerly known as Rosemary Aretos, Divorced & not since remarried AND Raymond Romano, married to of the County of Cook and State of Illinois, for and in consideration of the sum of Ten dollar's Dollars (\$ 10.00), in hand paid, and of other good and valuable considerations, receipt of which is hereby duly acknowledged, Convey S. and Warrant S. unto MIDWEST TRUST SERVICES, INC. a corporation duly organized and existing as a corporation under the laws of the State of Illinois, and duly authorized to accept and execute trusts with the State of Illinois, as Trustee under the provisions of a certain Trust Agreement, dated the 3rd day of June 19 83, and known as Trust Number 83-06-4123 the following described real estate in the County of Cook and State of Illinois, to-wit:

Doris Romano

94654801

Lot 625 in Block 2 in Third Division of Riverside in Sections 25 and 36, Township 39 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

PIN: 15-76-210-006 CKA: 145 E. Burlington, Riverside, Illinois

DEPT-01 RECORDING 925.50  
 T#8888 TRAN 8246 07/26/94 12:23:00  
 #6602 # JI. 4-94-654801  
 COOK COUNTY RECORDER

### SUBJECT TO

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 to said Trustee to improve, manage, protect and subdivide said real estate or any part thereof, to dedicate parks, streets, highways or any and to vacate any subdivision or part thereof, and to reclassify said real estate as often as desired, to contract to sell, to grant options to purchase, to sell, or 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 any person or persons, 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 leases upon any terms and for any period or periods of time, 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 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 it would be lawful for any person owning the same to deal with the same, whether similar to or different from the 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 said real estate, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the authority, 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, pledge, lease or other instrument executed by said Trustee, or any successor in trust, in relation to said real estate shall be conclusive evidence in favor of every person, including the Registrar of Titles of said county, 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 in said Trust Agreement or in all amendments thereof, if any, and binding upon all beneficiaries hereunder, (c) that said Trustee, or any successor in trust, was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument and (d) if the conveyance 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 Trustee, its successors and assigns, its heirs, executors, administrators, assigns, agents, attorneys-in-fact, and all persons claiming under them or any of them, shall be bound by the terms, conditions and limitations of this Indenture and of any instrument executed under it, and shall be liable for anything in this Indenture or in any instrument executed thereunder, or in any deed, trust deed, mortgage, lease or other instrument executed by the Trustee, its successors and assigns, its heirs, executors, administrators, assigns, agents, attorneys-in-fact, and all persons claiming under them or any of them, 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 of record of this Deed.

The interest of each of the above named grantors and under said Trust Agreement and of all persons claiming under them or any of them shall be and shall remain separate and distinct from the interest of any other person in said real estate, and such interest is hereby declared to be personal property and shall be subject to the same laws and regulations as to its disposition as if it were real estate, and shall be subject to the same laws and regulations as to its disposition as if it were real estate, and shall be subject to the same laws and regulations as to its disposition as if it were real estate.

If the title to any of the above real estate is now or hereafter registered, the Registrar of Titles is hereby directed not to register a 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 said Trustee shall not be required to produce the said Agreement or a copy thereof, or any extracts therefrom, as evidence that any transfer, charge or other dealing involving the registered lands is in accordance with the true intent and meaning of the trust.

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 ha S hereunto set their hand and seals this 20th day of July 19 94

Rosemary Romano [SEAL] Raymond Romano [SEAL]

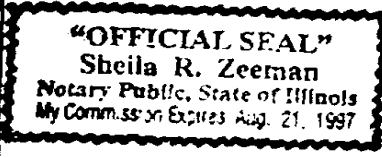
State of Illinois ss.  
 County of Cook

I, Sheila R. Zeeman, a Notary Public in and for said County, in the state aforesaid, do hereby certify that Rosemary Romano & Raymond Romano

personally known to me to be the same person S whose name S 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 potential seal this 20th day of July 19 94

Sheila R. Zeeman  
 Notary Public



GRANTEE'S ADDRESS: 145 E. Burlington, Riverside, Illinois 60546  
 For information only insert street address of above described property.

This space for affixing Index and Revenue Stamps

Document Number

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Property of Cook County Clerk's Office

10815046

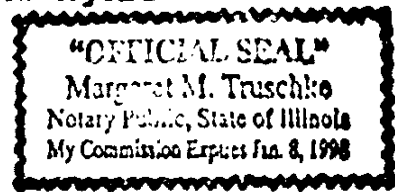
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## STATEMENT BY GRANTOR AND GRANTEE

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 July 21, 1994 Signature: [Signature]  
Grantor or Agent

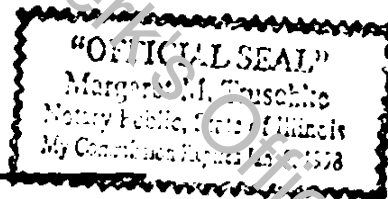
Subscribed and sworn to before me by the said [Signature] this 21<sup>st</sup> day of July, 1994.  
Notary Public [Signature]



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.

Dated July 21, 1994 Signature: [Signature]  
Grantor or Agent

Subscribed and sworn to before me by the said [Signature] this 21<sup>st</sup> day of July, 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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

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