

UNOFFICIAL COPY

94693291

This Indenture Witnesseth, That the Grantor James J. Matzuka

married to Paula Matzuka

of the County of Grundy and the State of Illinois for and in consideration

of Ten and 0/100 Dollars,

and other good and valuable considerations in hand paid, convey and warrant unto FIRST MIDWEST TRUST COMPANY, NATIONAL ASSOCIA-

TION, successor in interest to First Midwest Bank/Illinois, National Association, of 121 N. Chicago Street, Joliet, Illinois 60431, its successor or suc-

cessors as Trustee under the provisions of a trust agreement dated the 1st day of June 1994

known as Trust Number 344 the following described real estate in the County Grundy and State of Illinois, to-wit:

LOT 21 IN BLOCK 17 IN VILLAGE OF PARK FOREST AREA 2, A SUBDIVISION IN SECTION 36, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County

3136-403.021

94693291

DEPT-D1 RECORDING 923.50
T00000 TRAN 8905 08/05/94 09:59:00
6250 + CJ *-94-693291
COOK COUNTY RECORDER

This property was not used as a homestead.

TO HAVE AND TO HOLD the said premises with the covenances, upon the trusts and for 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 resubdivide said property as often 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 directly to a trust grantee or to a successor or successors in trust and to grant to such trust grantee or 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 in 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 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 or 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.

The Grantor hereby expressly warrants to the Grantee (and all successors in interest), that the hereinabove-described real estate is not subject to the reporting requirements of the Illinois Property Transfer Act of 1988" (30 Ill. Rev. Stat. Secs. 903-907, as Amended), and that no toxic waste, noxious, radioactive or hazardous material is stored on, or otherwise exists, upon said premises.

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 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 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, 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 cases 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 aforesaid has hereunto set hand and seal this 15th day of June 1994

James J. Matzuka

"OFFICIAL SEAL"
Janet Berryman
Notary Public, State of Illinois
My Commission Expires 4/3/98

23.50
Janet Berryman 6/16/94

S 1397311 JOURNAL

Exempt under Paragraph E, Section 4, Illinois Real Estate Transfer Act.

UNOFFICIAL COPY

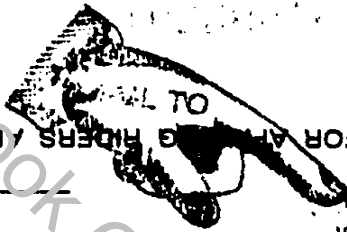
WARRANTY

Open in Trust

Property of Cook County Clerk's Office

EXEMPTION APPROVED
Village Clerk
Village of Park Forest
Gene J. Wood

THIS SPACE FOR ANY OTHER RECORDING OFFICERS AND REVENUE STAMPS



FIRST MIDWEST TRUST COMPANY
NATIONAL ASSOCIATION,
121 North Chicago Street
JOLIET, ILLINOIS, 60431

JAMES J. MATZKA
2080 ISLAND DRIVE
MORRIS, IL 60450

MAIL THIS INSTRUMENT TO
AFTER RECORDING

MAIL TAX BILL TO

31-36-403-021

16261946

PERMANENT INDEX NUMBER

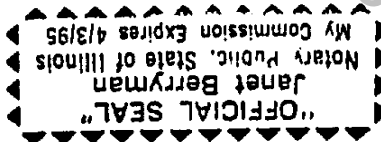
MORRIS, IL 60450

JAMES J. MATZKA
2080 ISLAND DRIVE

Park Forest, Illinois
13 Oak Lane

PROPERTY ADDRESS

THIS INSTRUMENT WAS
PREPARED BY



GIVEN under my hand
and seal this 16 day of June A. D. 1994
Janet Berryman
Notary Public.

personally known to me to be the same persons, 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.

that *James J. Matzka* married
to *Barbara J. Matzka*
a Notary Public in and for said County, in the State aforesaid, do hereby certify

STATE OF IL }
COUNTY OF } SS