

# UNOFFICIAL COPY

94815483

## WARRANTY DEED IN TRUST

The above space for recorder use only

THIS INDENTURE WITNESSETH, That the Grantor(s), John W. Dowling and Pamela Dowling of 16429 Pear Avenue, Orland Park, Illinois 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, Conveyed and Warrant 8 unto PALOS BANK AND TRUST COMPANY, a banking corporation duly organized and existing under the laws of the State of Illinois, and duly authorized to accept and execute trusts within the State of Illinois, as Trustee under the provisions of certain Trust Agreement, dated the 30th day of August 19 90, and known as Trust Number 1-3051, the following described real estate in the County of Cook and State of Illinois, to-wit:

Lots 28, 29 and 30 inclusive in Block 15 in Alpine Heights, a Subdivision of the Southwest 1/4 of Section 20, Township 36 North, Range 12, East of the Third Principal Meridian, as recorded August 6, 1892 in Book 57, Page 14 as Document 1713023, in Cook County, Illinois; except the North 664 feet thereof and the portion of said Subdivision lying East of the center line of the Wabash Railroad.

Permanent Index Number: 27-20-308-044-0000

Commonly known as: 16429 Pear Avenue, Orland Park, IL.

### 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 as may appear or be desired, to contract to sell, to grant options to purchase, to call in 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 in grant to such successor or successors in trust all of the title, estate, powers and authorities vested in said Trustee, to donate, to mortgage, to 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 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 device the term of 99 years, and to renew or extend such leases upon any terms and for any period or periods of time and to amend, change or modify leases and 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 Township and to contract respecting the same of leasing the amount of present or future rentals, to partition or to exchange said real estate, or any part thereof, for any real or personal property, to set grant easements or charges of any kind, to release, convey or assign any right, title or interest in or about or appurtenant to said real estate or any part thereof, and to deal with said real estate and any 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, 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 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, 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 agreement or other instrument was executed in conformity with the trust's conditions and limitations contained in this indenture and in said Trust Agreement or in all amendments thereof, if any, and binding upon all beneficiaries thereunder; (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 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.

This conveyance is made upon the express understanding and condition that neither the said Bank, individually or as Trustee, nor the successor or successors in trust shall incur any personal liability or be subjected to any claim, judgment or decree for anything if or they or its or their agents or attorneys may do or omit to do in or about the said real estate or under the provisions of this Deed or said Trust Agreement or any amendment thereto, or for injury to person or property happening in or about said real estate, any and all such liability being hereby expressly waived and released. Any contract, obligation or indebtedness incurred or entered into by the Trustee 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 liable for the payment and discharge thereof). All persons and corporations whatsoever and whatsoever shall be charged with notice of this condition from the date of the filing for record of this Deed.

The interest of each and every beneficiary hereunder and under said Trust Agreement and of all persons claiming under them or any of them shall be only in the earnings, dividends and proceeds arising from the sale or any other operation 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, dividends and proceeds thereof as aforesaid, the intention hereof being to vest in said Bank the entire legal and equitable title in fee simple, in and to all of the real estate above described.

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 or note in the certificate of title or duplicate thereof or memorial, the words "in trust," or "upon condition," 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 of 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 Trustee(s) hereby expressly waives and releases any and all right or benefit under any statute 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)(ve) hereunto set (his) (her) (their) hand(s) and seal(s) this 12th day of September, 19 94.

John W. Dowling (SEAL) Pamela Dowling (SEAL)  
John W. Dowling (SEAL) Pamela Dowling (SEAL)

State of Illinois, I, the undersigned, as Notary Public in and for said County, in the state aforesaid, do County of Cook hereby certify that John W. Dowling and Pamela Dowling of 16429 Pear Avenue, Orland Park, IL

known to me to be the same person(s) whose name(s) (is) (are) subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that (he) (she) (they) signed, sealed and delivered the said instrument as (his) (her) (their) free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Mary Kay Burke Notary Public  
 Commission Expires 8/31/95

12th day of September, 1994

MAIL TO: Grantee's Address: 16429 Pear Avenue  
Orland Park Illinois 60462  
 City State

For information only insert street address of above described property.

Permanent Tax Number 27-20-308-044-0000



LAWYERS TITLE INSURANCE CORPORATION

A00678

The space for affixing titles and revenue stamps

EXEMPT UNDER PROVISION OF PARAGRAPH E, SECTION 4

9/12/94  
 John W. Dowling  
 Pamela Dowling  
 REGISTERED MAIL

RECORDING

125-50

1344300

2550  
 PL

# UNOFFICIAL COPY

Property of Cook County Clerk's Office

9151513

COOK COUNTY RECORDER  
#2889 # DM \* 94-815483  
150999 TRAN 5553 09/19/94 13144100  
R DEPT-01 RECORDING \*25.50

COOK COUNTY RECORDER  
~~#2888 # DM \* 94-815483~~  
150999 TRAN 5553 09/19/94 13144100  
R DEPT-01 RECORDING \*25.50



# UNOFFICIAL COPY

## STATEMENT BY GRANTOR AND GRANTEE

The grantor or his/her agent affirms that, to the best of his/her 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 and hold title to real estate under the laws of the State of Illinois.

DATED: 9-9, 1994

SIGNATURE: John W. Dawling  
~~Grantor~~

Subscribed and sworn to before me by the said Grantor this 9th day of September, 1994.

Mary Kay Burke  
Notary Public



The grantee or his/her 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: 9/9, 1994

SIGNATURE: [Signature]  
~~Grantor~~ Agent

Subscribed and sworn to before me by the said Grantor this 9th day of Sept., 1994.

Mary Kay Burke  
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 a Class A Misdemeanor for subsequent offenses.

(Attached 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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