

UNOFFICIAL COPY

WARRANTY DEED IN TRUST

94873187

DEPT-01 RECORDING 15555 TRSM 8717 10/11/94 1:13:30
4215 JJJ *94-873187
COOK COUNTY RECORDER

THIS INDENTURE WITNESSETH, That the Grantor, Mae Severa, a widow 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 Warranted 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 21st day of September 1994, and known as Trust Number 94-1-6724 the following described real estate in the County of Cook and State of Illinois, to-wit:

THE NORTH HALF OF THE NORTH HALF OF LOT 32 (EXCEPT THE NORTH 32 1/2 FEET THEREOF) IN CHICAGO TITLE AND TRUST COMPANY'S SUBDIVISION OF THE EAST 30 ACRES OF THE WEST 1/2 OF THE NORTH EAST QUARTER OF SECTION 30, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 16-30-226-034

PROPERTY ADDRESS: 2520 S. CLARENCE, BERWYN, IL. 60402

SUBJECT TO

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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 alleys and to vacate any subdivision or part thereof, and to subdivide said real estate 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 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 fee simple or otherwise, 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 of using the amount of present or future rentals, to partition or to exchange said real estate, or any part thereof, for other real estate and property, to grant easements or rights of any kind, to release, convey or assign any right, title or interest in or amount of ground 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 purposes and 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 here provided, at any time or times hereafter.

In no case shall any party dealing with said Trustee, or any successor in trust, be liable on the said real estate, or to whom said real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged, or to whom 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 to be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the authority, necessity or propriety 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, (it being at the time of the delivery thereof the trust created by this indenture and by said Trust Agreement was in full force and effect) 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 thereunder, (it being further agreed 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 that the conveyance made to a successor or successors in trust, that such successor or successors in trust have been properly executed 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 Attorney Trust Services, Inc. individual, nor any of its Trustee, nor any successor or successors in trust shall incur any personal liability or be subjected to any claim, judgment or decree for anything done or omitted by it, or its agents or attorneys, in this deed or in relation to the said real estate, or under the provisions of this deed or said Trust Agreement, or any instrument thereto, or for entry to person or property happening on or about the said real estate, any and all such liability being hereby expressly waived and released. Any contract, obligation or indebtedness incurred or incurred 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, by Trustee, and the Trustee shall 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 date of record of this Deed.

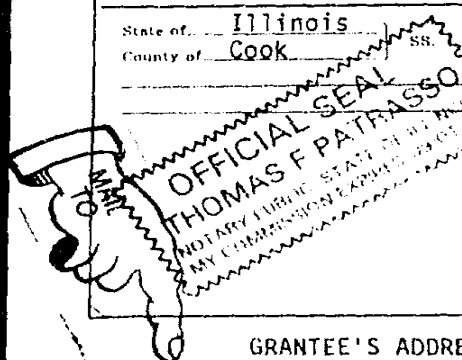
The interest of each and every beneficiary hereunder and under said Trust Agreement and of all persons claiming under them or any of them shall be only in the earnings, profits and proceeds arising from the sale or disposition of said real estate and such interest is hereby declared to be personal property and no beneficiary hereunder shall have any title or interest, real or equitable, in or in said real estate as such, but only an interest in the earnings, profits and proceeds thereof as aforesaid, the intention hereof being to vest in said Trustee Trust Services, Inc. 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 a note in the certificate of title or duplicate thereof, or memorial, the words "in trust," or "with limitations," 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 aforesaid has hereunto set her hand and seal this 21st day of September 1994.
Mae Severa [SEAL]
Mae Severa [SEAL]

State of Illinois ss. Thomas F. Patrasso a Notary Public in and for said County, in County of Cook the state aforesaid, do hereby certify that Mae Severa, a widow



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 she signed, sealed and delivered the said instrument as her 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 21st day of September 1994.
Thomas F. Patrasso
Notary Public

GRANTEE'S ADDRESS:
Midwest Trust Services, Inc.
1606 N. Harlem Avenue
Elmhurst Park, IL 60120

2520 S. Clarence Avenue
Berwyn, Illinois 60402

For information only insert street address of above described property.

2550
PML

Document Number

94873187

This space for affixing taxes and Revenue Stamps

THIS TRANSACTION IS EXEMPT UNDER
PARAGRAPH 7D OF THE BERWYN CITY
CODE SEC. 15-28 AS A REAL ESTATE

TRANSACTION
DATE 9/21/94 TELLER AB

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Property of Cook County Clerk's Office

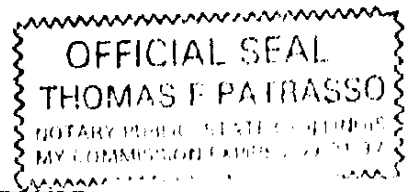
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STATEMENT BY GRANTOR AND GRANTEE

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 Sept 21, 1994 Signature: Mike Severa
Grantor or Agent

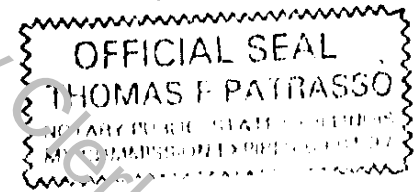
Subscribed and sworn to before me by the said Mike Severa this 21st day of September, 1994.
Notary Public Thomas F. Patrasso



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 Sept 21, 1994 Signature: Mike Severa
Grantee or Agent

Subscribed and sworn to before me by the said Mike Severa this 21st day of September, 1994.
Notary Public Thomas F. Patrasso



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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