

COMMERCIAL NATIONAL BANK

94970206 DEED IN TRUST

UNOFFICIAL COPY

THIS INDENTURE WITNESSETH, That the Grantor JOSEPH LUPO, a widower and not since remarried, and the surviving Joint Tenant of Rose Lupo

of the County of Cook and State of Illinois for and in consideration of Ten and No/100 dollars, and other good and valuable considerations in hand paid, Convey and Warrant unto COMMERCIAL NATIONAL BANK OF BERWYN, Berwyn, Illinois, a national banking association, its successor or successors, as Trustee under a trust agreement dated the 21st day of September 1994, known as Trust Number 940220, the following described real estate in the County of Cook and State of Illinois, to-wit:

The North 37 1/2 feet of Lot 20 in Block 2 in Clyde First Division, a subdivision of the West half of the South East quarter (except the South West quarter of the West half of the South East quarter) in Section 29, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

No Revenue Stamps Required--No Taxable Consideration. Exempt Under III. Real Estate Transfer Tax Act, Sec. 4, Par. (g).

Commercial National Bank of Berwyn, EXEMPT BY TOWN ORDINANCE TOWN OF CICERO

16-20-402-006-0000

(Permanent Index No. -----)

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 with respect to the real estate or any part or parts of it and at any time or times to subdivide and resubdivide; 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, or 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 at present or in the future, and upon any terms and for any period or periods of time, not exceeding 196 years, 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 renew leases 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 rent, to partition or exchange it for other real or personal property; 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 a person owning the title to the real estate to deal with it, 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, contracted 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 that the terms of the trust have been complied with, or be obliged to inquire into the necessity or expediency 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 and 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 herein and in the trust agreement and in any amendments thereof 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, or all rights, powers, authorities, duties and obligations of the trust.

This conveyance is made upon the express understanding and agreement that neither COMMERCIAL NATIONAL BANK OF BERWYN, individually or as Trustee, nor its successor or successors in trust shall incur any personal liability or be subjected to any claim, judgment or decree for anything it 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 trust agreement or any amendments 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 beneficiaries under said Trust Agreement or 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 who shall hereafter acquire or claim any interest in the real estate shall be charged with notice of this condition from the date of the filing for record of this Deed.

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 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 or provided.

And the said grantor hereby expressly waive and release any and all right or benefit under and by virtue of any and all Acts of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

In Witness Whereof, the grantor aforesaid hereunto set his hand and seal

this 21st day of September 1994

(SEAL)

Joseph Lupo 94970206 (SEAL)

(SEAL)

(SEAL)

State of Illinois County of COOK

I, Thomas W. Giger a Notary Public in and for said County, in the state aforesaid, do hereby certify that Joseph Lupo, a widower and not since remarried, and the surviving Joint Tenant of Rose Lupo

"OFFICIAL SEAL" THOMAS W. GIGER Notary Public, State of Illinois My Commission Expires 3/29/96

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 he signed, sealed and delivered the said instrument as his 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 Sept. 1994

Thomas W. Giger Notary Public

THIS DOCUMENT PREPARED BY: Thomas W. Giger Attorney at Law 3903 South Oak Park Avenue Stickney, IL 60402

2617 South 59th Avenue, Cicero, IL 60650

For information only insert street address of above described property.

Box 288

25.00

ADDRESS OF GRANTEE: 3322 So. Oak Park Avenue, Berwyn, Illinois 60402

UNOFFICIAL COPY

Property of Cook County Clerk's Office

DEPT-91 RECORDING
T#0888 TWIN 5468 11/15/94 13:36:00
#0939 # JTB # -94-970206
COOK COUNTY RECORDER

98570206

\$25.00

TRUST NO. _____

DEED IN TRUST

TO
**COMMERCIAL
NATIONAL BANK**
Berwyn, Illinois

Trustee

MAIL TO:
COMMERCIAL NATIONAL BANK OF BERWYN
3322 OAK PARK AVENUE
BERWYN, ILLINOIS 60402

Box 288

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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.

Commercial National Bank of Berwyn as Trustee under Trust No. 940220 and not individually.

Dated October 13, 19 94

Signature: By: Carol Ann Weber
Grantor or Agent Trust Officer

Subscribed and sworn to before me by the said Carol Ann Weber, Trust Officer this 13th day of October, 19 94.

Notary Public

Linda M. Tonetti



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.

Commercial National Bank of Berwyn as Trustee under Trust No. 940220 and not individually.

Dated October 13, 19 94

Signature: By: Carol Ann Weber
Grantee or Agent Trust Officer

Subscribed and sworn to before me by the said Carol Ann Weber, Trust Officer this 13th day of October, 19 94.

Notary Public

Linda M. Tonetti



94970206

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