

94974515 UNOFFICIAL COPY 94974515

WARRANTY DEED IN TRUST

The above space for recorders use only

THIS INDENTURE WITNESSETH, That the Grantor(s), Virginia A. Hagensee of 14447 McKinley, Posen, Illinois 60469

of the County of Cook and State of Illinois, for and in consideration of the sum of Ten Dollars and No/100 Dollars (\$ 10.00),

in hand paid, and of other good and valuable considerations, receipt of which is hereby duly acknowledged, Conveys) and Warrant S 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 8th day of November, 1994, and known as Trust Number 1-3689, the following described real estate in the County of Cook and State of Illinois, to-wit:

Lots 23 and 24 in Block 14 in Subdivision of the North East 1/4 North of the Indian Boundary Line of Section 12, Township 36 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.

Commonly Known As: 14447 McKinley Posen, Illinois 60469

P.I.N.: 28-12-213-023-0000
28-12-213-024-0000

DEPT-01 RECORDING \$25.50
T#1111 TRAM 7067 11/16/94 15:04:00
89440 # CG # -94-974515
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 as any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to repurchase said real estate as often as desired, to contract to sell, to grant options to purchase, to call on any terms, to convey either with or without consideration, to convey, said real estate or any part thereof, in 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 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 possession or reversion, by lease 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 lease 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 terms and provisions thereof on 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 premises and to contract respecting the manner of fixing 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, in so far as same or charges of any kind, to release, convey or sell in any right, title or interest in or about or possession 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, 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 the application of any purchase money, rent or any amount 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 acting 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 trust, 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 such deed, trust deed, lease, mortgage or other instrument, and (d) that the conveyance made to a successor or successor in trust, or any successor or successor in trust hereinafter appointed and are fully vested with all the title, estate, rights, powers, authorities, claims and obligations of the, 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 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 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 beneficiary under said Trust Agreement as their attorney-in-fact, hereby irrevocably appointing for such purposes, or at the election of the Trustee, to 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 available 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, avails and proceeds arising from the sale or any 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, so such, but only an interest in the earnings, avails 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. The Trustee shall register or note in the certificate of title or duplicate thereof, or memorial, the words "in trust," or "upon conditions," 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, change or other dealing involving the registered lands is in accordance with the true intent and meaning of the trust. And the said grantor(s) hereby expressly waive(s) and release(s) any and all right or benefit under 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 11th day of November, 1994.

(SEAL) (SEAL)
Virginia A. Hagensee (SEAL) (SEAL)
Virginia A. Hagensee

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 Virginia A. Hagensee of 14447 McKinley, Posen, Illinois 60469

personally known to me to be the same person(s) whose name(s) (he) (she) (they) 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. Given under my hand and notarial seal this 11th day of November, 1994.

Mary Kay Bush Notary Public

MAIL TO: Grantee's Address:

For information only insert street address of above described property.
14447 McKinley

Posen, Illinois 60469
City State

Permanent Tax Number 28-12-213-023-0000
28-12-213-024-0000

Palos Bank and Trust
TRUST AND INVESTMENT DIVISION
12800 S. Harlem Ave., Palos Heights, IL 60463 (708) 448-4116

18-1-2REV (10-73) Reprint from ALLIANCE FINANCIAL, INC.

OFFICIAL SEAL
Mary Kay Bush
Notary Public, State of Illinois
Commission Expires 8/31/95

A00777

LAYING TITLE INSURANCE CORPORATION

THIS space for affiling notes and return charges
Execution under provisions of Paragraph 5, Section 4, Real Estate Transfer Tax Act.
3100
BUYER'S REPRESENTATIVE

94974515

25.50

UNOFFICIAL COPY

TRUST IN GIVE - PROBATE

WILLIAM A. ...

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Property of Cook County Clerk's Office

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9497-1575

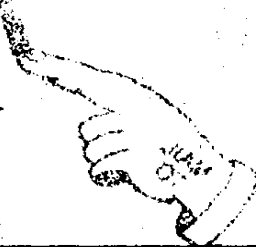
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STATEMENT BY GRANTOR AND GRANTEE

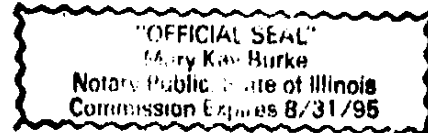
The grantor or his/her agent affirms that, to the best of his/her knowledge, the name of the grantee shown on the deed or Assignment of Beneficial Interest in a Land Trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to 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.

DATED: November 11, 1994

SIGNATURE: Virginia A. DeGenese
Grantor ~~or agent~~

Subscribed and sworn to before me by the said Grantor this 11th day of November, 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: November 11, 1994

SIGNATURE: [Signature]
~~Grantor~~ Agent

Subscribed and sworn to before me by the said Agent this 11th day of November, 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.)

UNOFFICIAL COPY

IN SENATE
JANUARY 11, 1900
REPORT
OF THE
COMMISSIONERS OF THE
LAND OFFICE
IN RESPONSE TO A RESOLUTION
PASSED BY THE SENATE
MAY 1, 1899

ALBANY, N. Y.:
J. B. LIPPINCOTT COMPANY,
PRINTERS,
1900

PROPERTY OF COOK COUNTY CLERK'S OFFICE

PROPERTY OF COOK COUNTY CLERK'S OFFICE

PROPERTY OF COOK COUNTY CLERK'S OFFICE