

UNOFFICIAL COPY

NO. 1000
April 1980

DEED IN TRUST
(ILLINOIS)

CAUTION Consult a lawyer before using or acting under this form
All warranties, including merchantability and fitness, are excluded.

THE GRANTOR Irene Evans, a widow and not since remarried

of the County of Cook and State of Illinois
for and in consideration of Ten and no/100's
Dollars, and other good and valuable considerations in hand paid,
Convey and (WARRANT S. ~~XXXXXXXXXXXX~~) unto
Martin J. Drechen, 2528 S. Austin Blvd.,
Cicero, Illinois 60650

(NAME AND ADDRESS OF GRANTEE)

as Trustee under the provisions of a trust agreement dated the 26th day of November, 1993, and known as Trust Number 112693 (hereinafter referred to as "said trustee," regardless of the number of trustees,) and unto all and every successor or successors in trust under said trust agreement, the following described real estate in the County of Cook and State of Illinois, to wit: Lot 16 and the North 15 feet of Lot 17 in Block 4 in Theiner and Malkins Crawford Highlands a Subdivision of the South West quarter of the South West quarter of Section 2, Township 37 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois
PIN 24 02 314 057-0000 Commonly known as 9346 S. Harding Ave., Evergreen Park, IL 60642

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the uses and purposes herein and in said trust agreement set forth.

Full power and authority are hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof; to dedicate parks, streets, highways or alleys; 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 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 property, or any part thereof; to lease said property, or any part thereof, for term, time, in possession or reversion, by leases to commence in present or in the 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 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 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 or ways specified, at any time or times hereafter.

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, in 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 case made and provided.

And the said grantor hereby expressly waive and release 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 26th day of November, 1993
Irene Evans (SEAL)

Irene Evans (SEAL)

State of Illinois, County of Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Irene Evans

OFFICIAL SEAL
MARIA D. JIMENEZ
NOTARY PUBLIC STATE OF ILLINOIS
MY COMMISSION EXP. SEPT 28, 1997

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, 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 official seal, this 26th day of November, 1993

My commission expires 9-28-97 19
Maria D. Jimenez
NOTARY PUBLIC

This instrument was prepared by Attorney Martin J. Drechen, 2528 S. Austin Blvd., Cicero, IL 60650 (NAME AND ADDRESS)

USE WARRANT OR QUIT CLAIM AS PARTIES DESIRE

Mr. Martin J. Drechen (Name)

2528 S. Austin Blvd., (Address)

Cicero, Illinois 60650 (City, State and Zip)

ADDRESS OF PROPERTY

9346 S. Harding Ave.,
Evergreen Park, IL 60642

THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES ONLY AND IS NOT A PART OF THIS DEED

SEND SUBSEQUENT TAX BILLS TO:

Irene Evans (Name)

9346 S. Harding, Evergreen Park, IL 60642 (Address)

94012394
11-26-93
Date
RECORDING DEPT-01 RECORDING
TRAN 9325 01/05/94 10:04:00
4442 * -94-012394
COOK COUNTY RECORDER
94012394
EXEMPT UNDER PROVISIONS OF DEPARTMENT OF REVENUE REAL ESTATE TRANSFER TAX ACT.
Christine Mc Cann
94012394
AFFIX RIDGE TOP REVENUE STAMPS HERE
REAL ESTATE TRANSFER TAX
OFFICE OF EVERGREEN PARK

UNOFFICIAL COPY

Deed in Trust

TO

GEORGE E. COLE®
LEGAL FORMS

Property of Cook County Clerk's Office

16371056

UNOFFICIAL COPY

9 4 0 1 2 1 9 4

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.

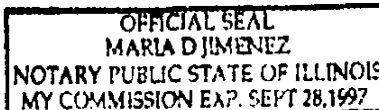
Dated Nov. 26, 1993

Signature: Irene Evans

Grantor or Agent

Subscribed and sworn to before me by the said Irene Evans this 26th day of Nov. 1993.

Notary Public Maria D. Jimenez



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.

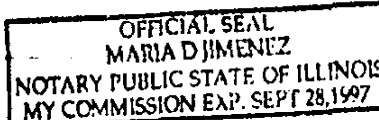
Dated Nov. 26, 1993

Signature: Martin J. Drechen

Grantee or Agent

Subscribed and sworn to before me by the said Martin J. Drechen this 26th day of Nov. 1993.

Notary Public Maria D. Jimenez



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 or for subsequent offenses.

[Attach to deed or AB) to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]

94012394

UNOFFICIAL COPY

Property of Cook County Clerk's Office