

# UNOFFICIAL COPY

## WARRANTY DEED INSTRUMENT

This instrument was prepared by:  
**Rosemary Mazur**  
4350 Lincoln Highway  
Matteson, Illinois 60443

(The above space for Recorder's use only)

### THIS INDENTURE WITNESSETH, That the Grantor

**Sharon L. Root, married to Michael J. Root**

of the County of **Cook** and State of **Illinois** for and in consideration of **Ten and no/100----- (\$10.00)-----** dollars, and other good and valuable considerations in hand paid, Conveys and Warrants unto the **BEVERLY TRUST COMPANY**, an Illinois corporation, as Trustee under the provisions of a Trust Agreement dated the **\_\_\_\_\_** day of **\_\_\_\_\_**, 19 **93**, known as Trust Number **74-1466**, the following described real estate in the County of **Cook** and State of Illinois, to-wit:

**Lot 9 in Block 2 in Athenia Park being a Subdivision of the North East 1/4 of Section 24, Township 35 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.**

Permanent Tax Number: **31-24-108-009**

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trust 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 purchase, improve, lease, convey and subdivide said premises or any part thereof, to lease, park, streets, highways or alleys and to acquire any subdivision or part thereof, and to convey the said property, 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 trustee or trustees in trust and to grant to such trustee or trustees in trust all of the title, estate, powers and authorities vested in said trustee to do, execute and declare, to mortgage, deed, to otherwise encumber said property, or any part thereof, to lease said property, or any part thereof, from time to time, in possession or reversion, by lease, to commence in present, 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 199 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 their 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 buying the same, and to convey the same, to purchase, to purchase or to exchange said property, or any part thereof, with other real or personal property, to grant easements or charges of any kind, to release, to discharge, through any right, title or interest, all or any part of any easements, appurtenances to said premises or any part thereof, and to deal with said premises and any part thereof in all other ways and to do all other things that he or she might lawfully do for any person owning the same to deal with the same, whether similar to or different from the ways above specified, as an agent or in his or her own name.

In any case shall any party dealing with said trustee or trustee in trust in relation to said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obliged to inquire into the application of any such lease, mortgage, deed, or conveyance, or to be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the existence or expiration of any act of said trustee, or to be obliged to provide any of the terms of said trust agreement, and every deed, trust deed, mortgage, lease or other instrument executed by and issued in relation to said premises shall be conclusively evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument, except that in the case of the delivery thereof by the trustee and by said trust agreement it was in full force and effect, that such conveyance or other instrument was executed for and in compliance with the trusts, conditions and limitations contained in this indenture and in said trust agreement or in some amendment thereto and binding upon all beneficiaries thereof, and that said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument and that the trustee is to make it his business to see to it that such conveyance or other instrument has been properly approved and is fully vested with all the title, estate, rights, powers, and duties of any such obligations of this or any other profession or office.

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, assets and proceeds arising from the sale or other disposition of said real estate, and such interests are hereby declared to be personal property, and no beneficiary hereunder shall have any real estate interest, legal or equitable, in or to said real estate as such, but only an interest in the earnings, assets 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 file in his or her office a duplicate thereof, in memorial, the words "in trust," or "upon condition," or "with limitations," or words of similar import, in accordance with the statute in this case made and provided.

And the said grantor hereby expressly waives **S** and releases **S** any and all right of 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 **Sharon L. Root** do hereby certify that **Sharon L. Root** (Seal) **her** (Seal) **her** (Seal)  
and seal: this **28th** day of **December**, 19 **93**

State of **Illinois** I, **Will** the undersigned \_\_\_\_\_ a Notary Public in and for said County, in the state aforesaid, do hereby certify that **Sharon L. Root, married to Michael J. Root**

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



my hand and notarial seal this **28th** day of **December**, 19 **93**  
**Rosemary Mazur**  
Notary Public

MAIL THIS DOCUMENT TO:  
**Beverly Trust Company - Box 90**  
4350 Lincoln Hwy. • Matteson, IL 60443

Address of Property & Tax Bills to:  
**Sharon Root**  
**21008 Apollo Circle, Olympia Fields, IL 60461**  
For information only insert street address of above described property.

Exempt under provisions of Paragraph E, Section 4, R.E. Transfer Tax Act  
Date **12/10/93** **Rosemary Mazur**  
Buyer's Agent or Representative

Document Number

2500  
12

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Property of Cook County Clerk's Office

COOK COUNTY  
RECORDER  
ESSE WHITE  
JUDGEMEN OFFICE

82861006

01/04/94

**0001**	
RECORDIN	25
94018223	11
SUBTOTAL	25
CHECK	25.00

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0010 MCH	11:

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## EXEMPT AND ABI TRANSFER DECLARATION STATEMENT REQUIRED UNDER PUBLIC ACT 87-543 COOK COUNTY ONLY

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 10-28, 1993.

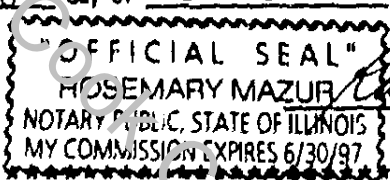
Sharon J. Post  
GRANTOR OR AGENT

STATE OF ILLINOIS )  
                          ) SS:  
COUNTY OF COOK )

90018223

Subscribed and sworn to before me this 28th day of Oct, 1993.

My commission expires:



Rosemary Mazur  
NOTARY PUBLIC

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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.

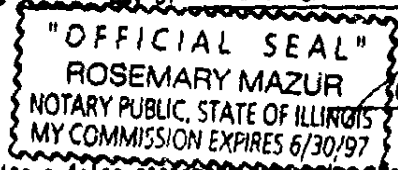
Dated 10-28, 1993.

Sharon J. Post  
GRANTEE OR AGENT

STATE OF ILLINOIS )  
                          ) SS:  
COUNTY OF COOK )

Subscribed and sworn to before me this 28th day of Oct, 1993.

My commission expires:



Rosemary Mazur  
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.

(Attach to Deed or ABI to be recorded in Cook County, if exempt under provisions of Section 4 of Illinois Real Estate Transaction Tax Act)