

# UNOFFICIAL COPY

## WARRANTY DEED IN TRUST

93122170

94154363

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantors, JOHN M. FORD and GERTRUDE FORD, his wife, 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, Convey and Warrant unto the FIRST NATIONAL BANK OF BLUE ISLAND, a corporation duly organized and existing under the laws of the United States and qualified to do a trust business under and by virtue of the laws of the State of Illinois, whose principal place of business is 13057 So. Western Avenue, Blue Island, Illinois 60406, as Trustee under the provisions of a Trust Agreement

dated the 3rd ~~8th~~ day of December ~~September~~ 19 92, known as Trust Number 92064, the following described real estate in the County of Cook and State of Illinois, to-wit:

LOT 13 IN MONSON AND COMPANY'S RESUBDIVISION OF LOTS 1, 2, 3, 4, 5, 6, 12, 13, AND LOTS "A", "B", "C" AND PRIVATE DRIVE IN MONSON AND COMPANY'S SECOND PALOS PARK SUBDIVISION, A SUBDIVISION OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 27, TOWNSHIP 37 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N.: 23-27-200-001; and 23-27-200-012

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 is hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof, to dedicate parks, streets, highway or alleys and 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, in gross 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, in fee, to donate, to dedicate, to mortgage, pledge or 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 or 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 encumbrance 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 above 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 thereof, (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 as 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, S 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 S aforesaid have hereunto set their S S hand, S and seal S this 8th day of Dec. 19 92

John M. Ford (Seal) Gertrude A. Ford (Seal)  
JOHN M. FORD GERTRUDE A. FORD  
a/k/a GERTRUDE FORD DEPT-01 RECORDING  
94154363

15555 TRAN 735 02/16/93 15:30:00 \$7011 # \* - 93 - 122 170 \$23.50

State of Illinois } I, VIKTORIJA B. SAULYS, a Notary Public in and for said County, in County of Cook } the state aforesaid, do hereby certify that JOHN M. FORD and GERTRUDE A. FORD, his wife, (also known as GERTRUDE FORD)

personally known to me to be the same person, S whose name S are they subscribed in the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth including the release and waiver of the right of homestead.

" OFFICIAL SEAL  
VIKTORIJA B. SAULYS  
NOTARY PUBLIC, STATE OF ILLINOIS  
MY COMMISSION EXPIRES 7/9/95

Given under my hand and notarial seal this 8th day of Dec. 19 92

Viktoria B. Saulys  
Notary Public

First National Bank of Blue Island  
Box 98 (Cook County only)  
OR  
Mail to: 13057 So. Western Ave.  
Blue Island, IL 60406  
Attn: Land Trust Dept.

11901 So. 92nd Ave.  
Palos Park, IL 60464

For information only insert street address of above described property.

This instrument prepared by

ATTORNEY THOMAS J. MORRISON, P.C.  
7667 West 95th Street, Suite 202  
Hickory Hills, IL 60457  
(708) 430-4880

THIS DOCUMENT BEING RE-RECORDED DUE TO CORRECTION OF DATE OF TRUST

EXEMPT UNDER PROVISIONS OF PARAGRAPH SECTION 4 REAL ESTATE TRANSFER ACT

12/23/93

THOMAS J. MORRISON

DATE SIGNED

This space for affixing Riders and Revenue Stamps

93122170

\$23.50

15:30:00

170

COOK COUNTY RECORDER

2500  
5

# UNOFFICIAL COPY

1007

Property of Cook County Clerk's Office

DEPT. OF RECORDS & CLERKING  
SECTION 2  
HARRISON  
TOLSON  
DATE \_\_\_\_\_ SIGNED \_\_\_\_\_

DEPT-01 RECORDING \$25.50  
T41111 TRAM 4421 02/17/94 12:30:00  
#7584 # \*-94-154363  
COOK COUNTY RECORDER

01/22/96

COPIES

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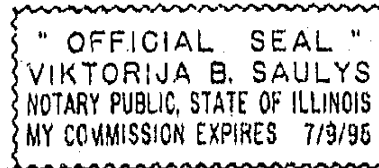
## STATEMENT BY GRANTOR AND GRANTEE

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 2-11, 1993 Signature: *Thomas J. Morrison*  
Grantor or Agent

Subscribed and sworn to before me by the said THOMAS J. MORRISON this 11th day of FEB. 1993.

Notary Public *Viktoria B. Saulys*

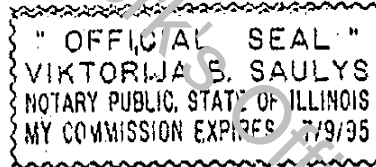


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 2-11, 1993 Signature: *Thomas J. Morrison*  
Grantee or Agent

Subscribed and sworn to before me by the said THOMAS J. MORRISON this 11th day of Feb. 1993.

Notary Public *Viktoria B. Saulys*



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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