

UNOFFICIAL COPY

94174161

This Indenture, Made this 3rd day of December A. D. 1993, by and between

First National Bank of Evergreen Park

a national banking association existing under and by virtue of the laws of the United States of America, as Trustee under a deed or deeds in trust given pursuant to the provisions of a trust agreement dated the 11th day of October A. D. 1978, and known as Trust No. 4959, party of the first part, and Ruth Sair Declaration of Trust, dated November 22, 1991, as amended

of 9100 S. Sacramento Evergreen Park County of Cook and State of Illinois part y of the second part, WITNESSETH:

That said party of the first part by virtue of the power and authority vested in it by said deed and in consideration of the sum of Ten (\$10.00) Dollars and other good and valuable considerations in hand paid, the receipt of which is hereby acknowledged, does hereby grant, sell and convey unto said part y of the second part, the following described real estate situated in Cook County and State of Illinois, to-wit:

Lot 1 in Wiegel and Kilgallen's First Addition to Kedzie Avenue Gardens, a Subdivision of the East 1/2 of the East 1/2 of the North 1/2 of the North West 1/4 of the South West 1/4 of Section 1, Township 37 North, Range 13, East of the Third Principal Meridian according to the plat thereof recorded June 11, 1945, as Document 13526545 in Cook County, Illinois.

Property Address: 9100 S. Sacramento Evergreen Park, Illinois 60642

PIN NO.: 24-01-330-016-0000

94174161

This conveyance is made pursuant to direction and with authority to convey directly to the party of the second part named herein, "Trustee". The powers and authority conferred upon said Trustee are recited on Exhibit "A" attached hereto and incorporated herein by reference.

Exemption from taxation under Illinois Transfer Tax Act Sec. 1-1 and Code of Ill. 95104, Par. e

TO HAVE AND TO HOLD the same unto said part y of the second part, aforesaid heirs and assigns, forever.

This deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said Trustee by the terms of said deed or deeds in trust delivered to said Trustee in pursuance of the trust agreement above mentioned, and made subject to the lien of every trust deed or mortgage and every other lien against said premises (if any there be) of record in said county affecting the said real estate or any part thereof given to secure the payment of money and remaining unreleased at the date of the delivery hereof.

IN WITNESS WHEREOF, said party of the first part has caused these presents to be signed in its name by its Senior Vice-President and Trust Officer attested by its Assistant Trust Officer and its corporate seal to be hereunto affixed the day and year first above written.

FIRST NATIONAL BANK OF EVERGREEN PARK as Trustee as aforesaid,

ATTEST:

Marian Rodi Guro ASSISTANT TRUST OFFICER

By [Signature] SENIOR VICE PRESIDENT & TRUST OFFICER

VILLAGE OF EVERGREEN PARK EXEMPTION REAL ESTATE TRANSFER TAX

Muchimanno-Schubert, as Agent Buyer, Seller or Representative

2/14/93

2532

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I, Undersigned a Notary Public in and for said County,

in the State aforesaid, DO HEREBY CERTIFY that

Joseph C. Fanelli

Senior Vice-President and Trust Officer of **FIRST NATIONAL BANK OF EVERGREEN PARK**, and  
Nancy Rodighiero

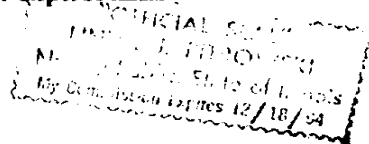
Assistant Trust Officer thereof, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Senior Vice-President and Trust Officer, and Assistant Trust Officer, respectively, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act, and as the free and voluntary act of said Bank, for the purposes therein set forth; and the said Assistant Trust Officer did also then and there acknowledge that he as custodian of the corporate seal of said Bank did affix the said corporate seal of said Bank to said instrument as his own free and voluntary act, and as the free and voluntary act of said Bank for the uses and purposes therein set forth.

GIVEN Under my hand and Notarial Seal this 19th day of January A.D. 19 94

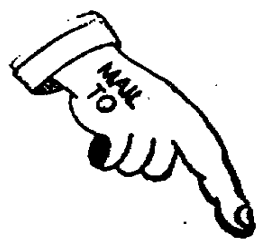
Gunda Perkowski  
NOTARY PUBLIC

SEAL:

My commission expires \_\_\_\_\_



DEPT-01 RECORDING \$25.50  
TRAN 3003 02/23/94 11:20:00  
\$3174 # JJ \* -94-174161  
COOK COUNTY RECORDER



Mail to: Michelle Morris  
205 N. Michigan Ave. Ste 3800  
Chgo, IL 60601

54777667

Trustee's Book

**First National Bank of Evergreen Park**  
Trust Department  
3101 West 95th Street  
Evergreen Park, Illinois 60642

TRUSTEE TO  
TO

EVERGREEN  
BANK

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## EXHIBIT "A"

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for 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, highways or alleys and to vacate any subdivision of 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 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, from time to time in possession or reversion, by leases to commence in praesenti or in futuro, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the terms 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 on or about or easement 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 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 obligated to see the application of any purchase money, rent or money borrowed or advanced on said premises, or be obligated to see the terms of this trust have been complied with, or be obligated to inquire into the necessity or expediency of any act of said trustee, or be obligated 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 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 not 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 cases made and provided.

REGISTERED

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Property of Cook County Clerk's Office

9117116

VILLAGE OF EVERGREEN PARK REAL ESTATE TRANSFER TAX

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1) DECLARATION

X EXEMPTION

1) This form must be filled out completely, signed by at least one of the grantees (buyers), signed by at least one of the grantors (sellers), and presented to the Office of the Village Clerk, 9418 S. Kedzie Avenue, Evergreen Park, IL, or other designated agent, at the time of purchase of real estate transfer stamps. The stamps must be affixed to the deed before recording, and a copy of this form attached when the title is recorded.

2) The full actual amount of consideration of the transaction is the amount upon which the tax is to be computed. Both the full actual consideration of the transaction and the amount of the tax stamps required must be stated on this declaration.

3) In cases involving an intermediary buyer, nominee or "straw man", one declaration form must be prepared for each deed that is to be recorded. One of these transactions is usually exempt under Section 18.54(l).

4) For additional information, please call the Village Clerk at 422-1551, Monday, 9:00 a.m. to 8:00 p.m., Tuesdays thru Friday, 9:00 a.m. to 5:00 p.m., except Wednesdays and Saturdays, 9:00 a.m. to 12:00 noon.

Street Address of Property 3100 S. Sacramento Evergreen Park, IL 60642

Permanent Property Index No. 31-01-330-016-0000

Full Actual Consideration (include amount of mortgage and value of liabilities assumed) \$ 0

Amount of Tax (\$3.00 per \$1,000 or fraction thereof of full actual consideration) \$ 0

I hereby declare that this transaction is exempt from taxation under the Evergreen Park Real Estate Transfer Tax Ordinance by paragraph(s) 1 of Section 18.54 (see reverse for exemptions).

Explanation of exemption claimed: Exempt - no consideration. Specify intended use of property: Residence.

We hereby declare the full actual consideration and above facts contained in this declaration to be true and correct.

Grantor (Seller)

First National Bank of Evergreen Park 3101 W. 95th Street, Evergreen Park 60642
95 NAME Trustee u/t/n 4959 ADDRESS ZIP CODE

Signature Michal W. Morris-Sabalick, as Agent Date Signed 2/12/94
SELLER OR AGENT

GRANTEE (Buyer)

Ruth Saiz Declaration of Trust, dated 11/20/93 9100 S. Sacramento Evergreen Park
NAME ADDRESS ZIP CODE

Signature Michal W. Morris-Sabalick, as Agent Date Signed 2/12/94
BUYER OR AGENT

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Property of Cook County Clerk's Office

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