

DEED IN TRUST

UNOFFICIAL COPY

94206041

The above space for recorder's use only

THIS INDENTURE WITNESSETH, THAT THE GRANTOR, DOROTHY F. PENCE, a widow of the County of Cook and State of Illinois, for and in consideration of the sum of Ten Dollars (\$ 10.00 ), in hand paid, and of other good and valuable considerations, receipt of which is hereby duly acknowledged, Convey and Warranty - unto HERITAGE TRUST COMPANY, an Illinois Corporation as Trustee under the provisions of a certain Trust Agreement, dated the 15th day of February 19 94, and known as Trust Number 94-5136, the following described real estate in the County of Cook and State of Illinois, to-wit:

Lot 6 in Block 6 in Arthur T. McIntosh & Company's Subdivision in the South Half (S1/2) of the Northeast Quarter (NE1/4) of Section Eleven(11), Township Thirty Six (36) North, Range Thirteen (13) East of the Third Principal Meridian in Cook County, Illinois.

PIN 8-28-11-217-018

DEPT-01 RECORDING 925.50
T#7777 TRAN 6651 03/04/94 11:6100
#1036 # DW # -94-206041
COOK COUNTY RECORDER

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 or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to resubdivide said real estate 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 real estate 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 other things vested in said Trustee, to donate, to dedicate, 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 the future, and upon any terms and for any period or periods of time, not exceeding in the case of any single tenancy 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 and to convey 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 the premises or any part thereof, and to deal with said real estate and every part thereof in all other ways and for such other considerations as it might 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 or trustee, 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 a successor in trust, be obliged to see to the application of any purchase money, rent or money 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 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 holding the Register of Title of said county relying upon or claiming under any such conveyance, lease or other instrument or 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, 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 and in all amendments thereto, if any, and binding upon all beneficiaries hereunder, that said Trustee, or any successor in trust, was duly authorized and empowered in execute and deliver every such deed, trust deed, lease, mortgage or other instrument and that 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.

This conveyance is made upon the express understanding and conditions that neither Heritage Trust Company, 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 or 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 real estate, 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 beneficiaries under said Trust Agreement as their attorney in fact, hereby irrevocably appointed for such purposes, or, at the election of the Trustee, in 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 applicable for the payment and discharge thereof. All persons and corporations whosoever 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 to hereby 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 earnings, avails and proceeds thereof as aforesaid, the intention hereof being to vest in said Heritage Trust Company the entire legal and equitable title in fee simple, in and to all the real estate above described.

If the title to any of the above real estate 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 waives and releases any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for exemption of homesteads from sale on execution or otherwise.

In Witness Whereof, the grantor, Dorothy F. Pence, hereunto set her hand and seal the 15th day of February 19 94. DOROTHY F. PENCE

STATE OF ILLINOIS County of Cook } ROBERT J. HENNESSY Notary Public in and for said County, in the State aforesaid, do hereby certify that Dorothy F. Pence

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 and voluntarily act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

notary seal: ROBERT J. HENNESSY, NOTARY PUBLIC, STATE OF ILLINOIS, MY COMMISSION EXPIRES 9/17/95. signed, sealed and delivered the said instrument as her notary seal this 15th day of February A.D. 1994.

My commission expires September 17, 1995. Notary Public

GRANTEE: HERITAGE TRUST COMPANY, 17000 Oak Park Avenue, Tinley Park, Illinois 60477. 14526 Trumbull, Midlothian, IL 60445

2/15/94 Dated: Robert J. Hennessy Signed: Section 4, of the Real Estate Transfer Tax Act.

11800 S. 75th Ave Palos Heights, IL 60463

THIS SPACE FOR AFFIXING STAMPS AND RECEIVING STAMPS

14-090286



Handwritten initials and signature.

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9A206041

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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 MARCH 1, 1994 Signature: Robert J. Hennessy, Attorney  
Grantor or Agent

Subscribed and sworn to before me by the said Robert J. Hennessy this 1st day of MARCH, 1994.  
Notary Public Lisa R. Crabtree



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 MARCH 1, 1994 Signature: Robert J. Hennessy, Attorney  
Grantee or Agent

Subscribed and sworn to before me by the said Robert J. Hennessy this 1st day of MARCH, 1994.  
Notary Public Lisa R. Crabtree



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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