

UNOFFICIAL COPY

This Indenture Witnesseth, THAT THE GRANTOR S

JOHN SERGO AND CHRISTIE A. SERGO, his wife and ERIC SMITH AND ELIZABETH J. SMITH, his wife

of the County of COOK and State of ILLINOIS for and in consideration

of TEN AND 00/100 (\$10.00) Dollars,

and other good and valuable considerations in hand paid, Convey and Warrant unto the RIVER FOREST STATE BANK AND TRUST COMPANY, a corporation of Illinois, as Trustee under the provisions of a

Trust Agreement dated the 20th day of April 1979, known as Trust Number 2482, the following described real estate in the County of COOK and State of Illinois, to-wit:

Lot 9 in Block 7 in Quick's Subdivision of that part of the North East 1/4 of Section 12, Township 39 North, Range 12, East of the Third Principal Meridian lying North of Lake Street in Cook County, Illinois.

DEPT-01 RECORDING \$25.50
T00012 TRAN 7303 03/30/94 09:25:00
42158 BK N-94-285948
COOK COUNTY RECORDER

THIS INSTRUMENT PREPARED BY RIVER FOREST STATE BANK

7727 LAKE STREET RIVER FOREST, ILLINOIS 60305

Exempt under provisions of Paragraph E, Section 4, Real Estate Transfer Tax Act.

3-10-94 Eric C. Houseney Date Representative

Commonly known as: 7335 W. Holly Court, River Forest, Illinois 60305 PIN #15-12-217-005

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the uses and purposes 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 part thereof, to dedicate parks, streets, highways 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 option 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 successors in trust all of the title, estate, power and authorities vested in said trustee, to donate, to dedicate, to mortgage, to lease or otherwise encumber said property, or any part thereof, from time to time, from time to time, from time to time, from time to time, 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 term of 198 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 purchase 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 encumbering any part of 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 behoove for any person owning the same to deal with the same, whether similar to or different from the acts 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 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 instruments was executed in accordance with the trusts, conditions and limitations contained in this Indenture and in said 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 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 hand and seal this 10th day of March 1994

JOHN SERGO (SEAL) CHRISTIE A. SERGO (SEAL)

ERIC SMITH (SEAL) ELIZABETH J. SMITH (SEAL)

EXEMPT FROM TAX APPROVED

Eric C. Houseney

94050948

25/30

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(BOX 426)

Deed in Trust

WARRANTY DEED

TO

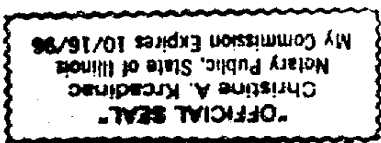
RIVER FOREST STATE BANK
AND TRUST COMPANY

TRUSTEE

RIVER FOREST STATE BANK
AND TRUST COMPANY
Lake Street and Franklin Avenue
RIVER FOREST, ILLINOIS

CAJ

Property of Cook County Clerk's Office



Notary Public

day of March A.D. 1994
Christine A. Kracinski

GIVEN under my hand and notarial seal this 10th

including the release and waiver of the right of homestead.

as THEIR free and voluntary act, for the uses and purposes therein set forth,

acknowledged that THEY signed, sealed and delivered the said instrument

subscribed to the foregoing instrument, appeared before me this day in person and

personally known to me to be the same person S whose name S

JOHN SERGO AND CHRISTIE A. SERGO, his wife AND
ERIC SMITH AND ELIZABETH J. SMITH, his wife

a Notary Public in and for said County, in the State aforesaid, do hereby certify that

I, THE UNDERSIGNED,

COOK

ILLINOIS

COUNTY OF

STATE OF

ss.

UNOFFICIAL COPY

9 4 2 8 5 9 4 8

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 3-10, 1994 Signature: X Elizabeth J. Smith
Grantor or Agent

Subscribed and sworn to before me by the said ELIZABETH J. SMITH this 10TH day of MARCH 1994.
Notary Public Evelyn C. Housenga

" OFFICIAL SEAL "
EVELYN C. HOUSENGA
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 4/13/96

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 3-10, 1994 Signature: X Elizabeth J. Smith
Grantee or Agent

Subscribed and sworn to before me by the said ELIZABETH J. SMITH this 10TH day of MARCH 1994.
Notary Public Evelyn C. Housenga

" OFFICIAL SEAL "
EVELYN C. HOUSENGA
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 4/13/96

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.)

94285948

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