

DEED IN TRUST UNOFFICIAL COPY

The above space for recorder's use only

THIS INDENTURE WITNESSETH, THAT THE GRANTOR, Johnnie Ratliff and Margaree Ratliff, joint tenants. of the County of Cook and State of Illinois, for and in

consideration of the sum of Ten Dollars and no cents ----- Dollars (\$ 10.00),

in hand paid, and of other good and valuable considerations, receipt of which is hereby duly acknowledged, Convey - and Warrant - unto HERITAGE TRUST COMPANY, an Illinois Corporation as Trustee under the provisions of

a certain Trust Agreement, dated the 23rd day of March 19 94, and known as Trust Number 94-5171, the following described real estate in the County of Cook and State of Illinois, to-wit:

Lot 40 in Block 2 in Forest Manor a Subdivision of the South 40 Acres of the East half of the South East fractional quarter of Section 6, Township 36 North, Range 14 East of the Third Principal Meridian, in Cook County Illinois.

P.I.N. 29-05 426-040

Common Address: 14135 Circle Drive, Dixmoor, Illinois 60426

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 create any subdivision or partition 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 covenants, to convey said real estate or any part thereof to a successor or successors, to grant 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 real estate, or any part thereof, for any period or periods of time, not exceeding in the case of any single demise the term of 100 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 paying the amount of present or future rentals, to partition or to exchange said real estate, or any part thereof, for other real or personal property, to grant easements or changes of any kind, to release, convey or assign any right, title or interest in or about or in connection with said real estate or any part thereof, and to deal with said real estate and every part thereof in all other ways not lawfully prohibited by any statute or ordinance in force at the time of the execution hereof, and to do all things which may be necessary or proper to carry out the purposes of this deed, at any time or times hereafter.

In no case shall any party dealing with said Trustee, or any successor in trust, in relation to said real estate, or to whom said real estate or any part thereof shall be conveyed, be bound to see that the terms of this deed 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 any of 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 including the Registrar of Titles of said county relying upon or claiming under any such conveyance, lease or other instrument at 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, and that such successor or other instrument was executed in accordance with the trusts, conditions and limitations contained in this Indenture and in said Trust Agreement or in all amendments thereof, if any, and binding upon all beneficiaries thereunder, so that said Trustee, or any successor in trust, was duly authorized and empowered to execute and deliver here, such deed, trust deed, lease, mortgage or other instrument and in 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 any thing done or omitted to do or for any injury to person or property (arising in or about or in connection with said real estate or under the provisions of this Deed or said Trust Agreement or any amendments thereto, or for injury to person or property (arising in or about or in connection with said real estate, any and all such liability being hereby expressly waived and released. Any contract 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 beneficiary or beneficiaries of said Trust Agreement as their attorney-in-fact, hereby irrevocably appointed for such purposes, or, as 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 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, assets and proceeds arising from the sale or any other disposition of said real estate, and such interest is hereby declared to be personal property, and to 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, assets and proceeds thereof as aforesaid, the litigation hereof being to vest in said Heritage Trust Company the entire legal and equitable title in fee simple, in and to all of the real estate above described.

If the title in 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 S aforesaid ha herunto set their hand and seal this 11th day of April, 1994

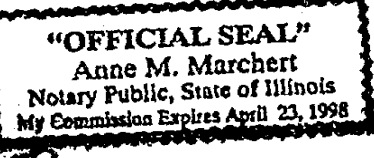
Margaree Ratliff (SEAL) Johnnie Ratliff (SEAL)

STATE OF IL the undersigned I, a Notary Public in and for said County of Cook County, in the State aforesaid, do hereby certify that Johnnie Ratliff and Margaree Ratliff

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

GIVEN under my hand and my seal this 11th day of April, A.D., 1994

Notary Public Anne M. Marchert My commission expires April 23, 1998



SEND FUTURE TAX BILLS TO: 14135 Circle Drive, Dixmoor IL 60426 For information only insert street address of above described property.

\$25.50 BR

This Document Prepared By: HERITAGE TRUST COMPANY 17500 Oak Park Avenue Tinley Park, Illinois 60477

This space for affixing Riders and Revenue Stamps

Document Number

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Property of Cook County Clerk's Office

94361954

01/12/17

0000 MCH	12:18
RECEIVED \$	25.00
POSTAGE \$	0.50
01361954 \$	
SUBTOTAL	49.00
TOTAL	49.00
TAX	60.00
CHANGE	11.00

01/12/17

PURC CTR	
0000 MCH	12:18

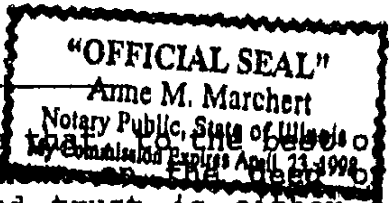
STATEMENT BY GRANTOR AND GRANTEE

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.

Date 4-11, 1994 Signature Margaret Ratliff
(Grantor or agent)

Subscribed and sworn to before me by the said MARGARET RATLIFF this 11 day of April, 1994

Notary Public Anne M. Marchert



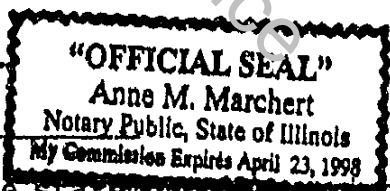
The grantee or his agent affirms and verifies to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to 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 and hold title to real estate under the laws of the State of Illinois.

HERITAGE TRUST COMPANY, AS TRUSTEE
NOT PERSONALLY

Date 4-11, 1994 Signature [Signature]
(Grantee)

Subscribed and sworn to before me by the said [Signature] Vice President, this 11 day of April, 1994

Notary Public Anne M. Marchert



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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

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