

THIS INDENTURE, WITNESSETH, that the Grantor GARY V. FOSTER, a married man of the County of Cook and State of Illinois for and in consideration of Ten and no/100ths (\$10.00) Dollars, and other good and valuable considerations in hand paid, Convey and Warrant unto BRIDGEVIEW BANK AND TRUST COMPANY, an Illinois Corporation, 7940 South Harlem Avenue, Bridgeview, Illinois 60455, as Trustee under the provisions of a Trust Agreement dated the 27th day of April 19 87 known as Trust Number 1-1560, the following described real estate in the County of Cook and State of Illinois, to-wit:

94384685

Lot 1 in Block 5 in Highlands Subdivision of the West 3/4 of the Southeast 1/4 of the Southeast 1/4 of Section 32, Township 38 North, Range 13, East of the Third Principal Meridian according to the Plat recorded June 7, 1926 as Document No. 9,299,126 in Cook County, Illinois.

THIS IS NOT HOMESTEAD PROPERTY SA

COOK COUNTY RECORDER JESSIE WHITE BRIDGEVIEW OFFICE

DEPT-01 RECORDING 143333 TRAM 8+24 07/19/93 14:27:00 \*93-555145 COOK COUNTY RECORDER

Exempt under provisions of paragraph 2, section 4, Real Estate Transfer Tax Act. Buyer, Seller or Representative Date 7/9/93

Commonly Known As 8601 South Massasoit, Burbank, Illinois 60459 P.I.N. 19-32-414-001-0000

RECORDING 25.00 94384685 SURTOTAL 25.00 CHECK 25.00

TO HAVE AND TO HOLD the said real estate with the covenants, conditions, and restrictions 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 re-subdivide 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 authorities 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 leases to commence in present or in 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 grant options to lease and options to renew leases and to make, make, change 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 real estate, or any part thereof, for other real or personal property, to grant easements or charges of any kind, to release, convey, or in any right, title or interest in or about or appurtenant to said real estate or any part thereof, and in deal with said real estate and every part thereof in all other ways and in all 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 from time to time 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, contracted to be sold, leased or mortgaged by said Trustee or any successor in trust, be obliged to see to the application of any purchase money, rent or moneys 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 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 time of the delivery thereof the trust created by the instrument and by said Trust Agreement, even if full force and effect, in 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 all amendments thereof, if any, and binding upon all beneficiaries thereunder, in that said Trustee or any successor in trust, is duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument and 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 the Trust or their predecessor in trust.

This conveyance is made upon the express understanding and conditions that neither Bridgeview Bank and 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 done by or for 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 anything done or omitted to be done in or about 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 beneficiaries under said Trust Agreement as their attorneys in fact, hereafter, or as their agents or attorneys, 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, and the condition hereof being to vest in said Bridgeview Bank and Trust Company the entire legal and equitable title in fee simple, in and to all of the real estate above described.

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 the 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, and the condition hereof being to vest in said Bridgeview Bank and Trust Company the entire legal and equitable title in fee simple, in and to all of 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 any 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 of benefit under and by virtue of any and all statutes of the State of Illinois, providing for exemption of homestead from sale on execution or otherwise.

In Witness Whereof the grantor aforesaid has hereunto set his hand and seal this 9th day of July 19 93

Gary V. Foster (Seal) (Seal) (Seal)

State of Illinois I, the undersigned, a Notary Public in and for said County, in the state aforesaid, do hereby certify County of Cook SS that GARY V. FOSTER, a married man

personally known to me to be the same persons whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the state and purposes therein set forth, including the release and the waiver of the right of homestead. Given under my hand and notarial seal this 9th day of July, 19 93

OFFICIAL SEAL LIDIA MARINCA NOTARY PUBLIC, STATE OF ILLINOIS MY COMMISSION EXPIRES 4-30-94

Lidia Marinca Notary Public

04-05-94 This Deed is being re-recorded to add the Homestead Exemption

CITY OF BURBANK EXEMPT REAL ESTATE TRANSFER TAX

93555145

MAIL TO: BRIDGEVIEW BANK AND TRUST COMPANY 7940 South Harlem Avenue - Box 200 Bridgeview, Illinois 60455 94384685

This instrument was prepared by Lidia Marinca/Bridgeview Bank & Trust Co. 7940 South Harlem Avenue Bridgeview, Illinois 60455

25.00

UNOFFICIAL COPY

Property of Cook County Clerk's Office

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: July 9, 1993

Signature [Signature]  
Grantor or Agent

Subscribed and sworn to before me

this 9th day of July, 1993

Notary Public [Signature]



94384685

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 an 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 an hold title to real estate under the laws of the State of Illinois.

Dated: July 9, 1993

Signature [Signature]  
Grantee or Agent

Subscribed and sworn to before me

this 9th day of July, 1993

Notary Public [Signature]



94384685

93555145

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 for subsequent offenses.

[Attach to deed or AEI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]

UNOFFICIAL COPY

Property of Cook County Clerk's Office

000000000000

000000000000