

# UNOFFICIAL COPY

## WARRANTY DEED IN TRUST

95-10-1362

This document prepared  
by: N.R. Oyen  
6204 W. Irving Pk.  
Chicago, IL 60634

DEPT-01 RECORDING \$27.50  
T40014 TRAN 6305 06/22/95 14:58:00  
#0293 # TD #-95-404362  
COOK COUNTY RECORDER

The above space is for the recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor, **Norman R. Oyen, married to Joan M. Oyen**  
of the County of **Cook** and State of **Illinois**, for and in consideration  
of the sum of **ten dollars 00/100 - - - - -** Dollars (\$ **10.00**), in  
the hand paid, and of other good and valuable considerations, receipt of which is hereby duly acknowledged, Convey  
and Warrant  
unto **MIDWEST TRUST SERVICES, INC.**, a corporation duly organized and existing as  
a corporation under the laws of the State of Illinois, and duly authorized to accept and execute trusts with the State of Illinois,  
as Trustee under the provisions of a certain Trust Agreement, dated the **31st** day of **May**  
**1980**, and known as Trust Number **80-05-**, the following described real estate in the County of **Cook** and  
State of Illinois, to-wit  
**3340**

**4163721 JEW**

\*See Attached Addendum  
Exempt under provisions of Paragraph **E** Section **4**  
Real Estate Transfer Tax Act.

SUBJECT TO

**6-10-95**  
Date  
Buyer, Seller, or Representative

**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 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 presenti 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 thereafter, 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 real estate, 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 easement  
appurtenant to said real estate 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 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 times hereafter.

In now 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 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 any of the terms of said Trust

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Handwritten initials

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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, (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 all amendments thereof, if any, and binding upon all beneficiaries thereunder, (c) that said Trustee, or any successor in trust, 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.

This conveyance is made upon the express understanding and condition that neither The Midwest Trust Services, Inc., individually or as Trustee, nor its successor or successors in trust shall incur any personal liability or be subjected to any claim, judgement 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 or any amendment thereto, or for injury to person or property happening in or about said real estate, and any 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 attorney-in-fact, hereby irrevocable appointed for such purpose, 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 discharged thereof). All persons and corporations whomsoever 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 earning, avails 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 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 earning, avails and proceeds thereof as aforesaid, the intention hereof being to vest in said The Midwest Trust Services, Inc. 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 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 said Trustee shall not be required to produce the said Agreement or a copy thereof, or any extracts therefrom, as evidence that any transfer, charge or other dealing involving the registered lands is in accordance with the true intent and meaning of the trust.

And the said grantor 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 has aforesaid has hereunto set his hand and seal this 27th day of April 1995

[Signature] [SEAL] OFFICIAL SEAL [SEAL]  
[Signature] [SEAL] HELEN WILSON [SEAL]

STATE OF ILLINOIS } SS  
COUNTY OF COOK } I, Helen Wilson, a Notary Public for said County, in the state aforesaid, do hereby certify that Norman R. Oyen, married to Joan M. Oyen

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 he signed, sealed and delivered the said instrument as his 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 notarial seal this 27th day of 4 1995.

[Signature: Helen Wilson]  
Notary Public

95-10-1302  
MAIL TO  
V

GRANTEE'S ADDRESS:  
MIDWEST TRUST SERVICES, INC.  
1606 N. Harlem Avenue  
Elmwood Park, Illinois 60635

3460 N. Harlem, Chicago, IL 60634  
For information only insert street address of above described property.

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PARCEL 1: UNIT 3A IN THE CORNELIA COURT CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: THE NORTH 41.80 FEET OF LOT 4B IN COLLIER'S AND GAUMPLETT'S FIRST GARDEN SUBDIVISION, A SUBDIVISION OF LOTS 3, 4 AND 7 IN ASSESSOR'S DIVISION OF THE EAST 1/2 OF SECTION 24, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO A DECLARATION OF CONDOMINIUM AND RECORDED AS DOCUMENT NUMBER 25298695; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS. PARCEL 2: EASEMENT FOR INGRESS, EGRESS AND COMMON DRIVEWAY FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE DECLARATION OF EASEMENTS RECORDED AS DOCUMENT NO. 25298694 AND AS CREATED BY DEED FROM PARKWAY BANK AND TRUST COMPANY, A CORPORATION OF ILLINOIS, AS TRUSTEE UNDER TRUST AGREEMENT DATED NOVEMBER 13, 1979 AND KNOWN AS TRUST NUMBER 5170 TO SHARON K. CROWLEY RECORDED SEPTEMBER 19, 1980 AS DOCUMENT 25590981, IN COOK COUNTY, ILLINOIS.

Commonly known as 2160 North Harlem Avenue, Unit 3A, Chicago, IL 60634.

P.L.N. 12-24-415-014-1005.

THIS IS NOT A HOMESTEAD PROPERTY

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## STATEMENT BY GRANTEE 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 6-10, 1995 Signature: \_\_\_\_\_  
Grantor or Agent

Subscribed and sworn to before me by the  
said PARTY this  
10th day of June, 1995

OFFICIAL SEAL  
CLAUDIA MORIGAL  
Notary Public, State of Illinois  
My Commission Expires 8/13/98

Notary Public \_\_\_\_\_

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 6-10, 1995 Signature: \_\_\_\_\_  
Grantee or Agent

Subscribed and sworn to before me by the  
said PARTY this  
10th day of June, 1995

OFFICIAL SEAL  
CLAUDIA MORIGAL  
Notary Public, State of Illinois  
My Commission Expires 8/13/98

Notary Public \_\_\_\_\_

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 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 the Illinois Real Estate Transfer Tax Act)

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