

95433362

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WARRANTY DEED
IN TRUST

COOK COUNTY
RECORDER
JESSE WHITE
MAYWOOD OFFICE

95433362
RECORDING # 27-24-110-027-0000
SERIALS # 95433362
SUBTOTAL 27.50
TOTAL 27.50
FEES 2.00
CHRG 25.50

REC'D REC'D REC'D
2 REC'D REC'D
85:51
RCH 80:53
85:51

06/28/95

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor Harvey D. Shlanko and Sharon M. Shlanko
husband and wife, an Joint Tenants
of the County of Cook and State of Illinois for and in consideration of
Ten and NO/100's Dollars, and other good and valu-
able considerations in hand paid, Convey quitclaim and WARRANT
unto the BANK OF LYONS, an
Illinois banking association, whose address is 8601 W. Ogden Avenue, Lyons, Illinois 60534, as Trustee under the
provisions of a trust agreement dated the 9th day of October 19 79
known as Trust Number 2363 the following described Real estate in the County of
Cook and State of Illinois, to-wit:

Parcel 1: The Northeast 20.98 feet of the Southwest 110.25 feet of a parcel of land herein designated as the "Building Parcel", below that part of Lot 3 in Ashford Manor West Phase II, being a Subdivision in the Northwest 1/4 of the Northwest 1/4 of Section 24, Township 36 North, Range 12 East of the Third Principal Meridian, bounded and described as follows: commencing at the Northeast corner of said Lot 3; thence North 89 degrees 55 minutes 06 seconds West along the North line of said Lot 3 for a distance of 69.96 feet to the point of beginning of said "Building Parcel"; thence South 45 degrees 06 minutes 29 seconds East 55.39 feet; thence South 44 degrees 53 minutes 31 seconds West 136.66 feet; thence North 45 degrees 06 minutes 29 seconds West 63.22 feet; thence North 44 degrees 53 minutes 31 seconds East 120.88 feet to the aforesaid North line of Lot 3; thence South 89 degrees 55 minutes 06 seconds East along the North line of said Lot 3 for a distance of 11.05 feet to the point of beginning of the "Building Parcel", in Cook County, Illinois.

Parcel 2: Easements for ingress and egress appurtenant to and for the benefit of parcel 1 as set forth in declaration of covenants and restrictions for Ashford Manor West Phase II Townhomes recorded August 24, 1994 as Document 94750735.

PERMANENT TAX NUMBER: 27-24-110-027-0000
STREET ADDRESS: 15955 Ashford Court, Tinley Park, IL 60477

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the uses and purposes herein and in said trust agreement set forth.

THIS INSTRUMENT DOES NOT CONSTITUTE A WARRANTY
BILL IS TO BE FILED
RECORDED IN THE PUBLIC RECORDS OF COOK COUNTY
THIS INSTRUMENT IS

Harvey D. Shlanko
DATE

Full power and authority is hereby granted to said trustee to improve, manage, protect and subdivide said premises or any 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 options 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 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 property, or any part thereof, to lease said property, or any part thereof, from time to time, in possession or reversion, by leases to commence in praesenti or 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 partition 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 easement appurtenant to 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

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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 thereafter.

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 to 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 instrument was executed in accordance with the trusts, conditions and limitations in this indenture and in said trust 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 s 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 has s hereunto set their hand s and seal s this 24th day of June 19 95.

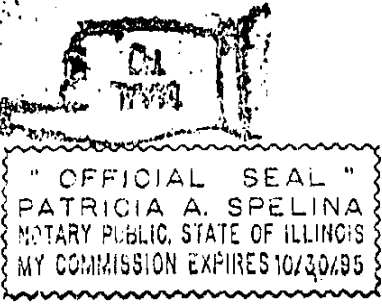
X Harvey D. Shimko (Seal) X Sharon M. Shimko (Seal)
Harvey D. Shimko Sharon M. Shimko

STATE OF ILLINOIS, I, Patricia A. Spelina, a Notary Public in and COUNTY OF Cook SS. for said County, in the state aforesaid, do hereby certify that Harvey D. Shimko and Sharon M. Shimko

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 notarial seal this 24th day of June, 19 95.

After recording return to: BANK OF LYONS Land Trust Department 8601 W. Ogden Avenue Lyons, IL 60534



Notary Public THIS INSTRUMENT WAS PREPARED BY:

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PARCEL 1:

THE NORTHEAST 20.98 FEET OF THE SOUTHWEST 110.25 FEET OF A PARCEL OF LAND HEREIN DESIGNATED AS THE "BUILDING PARCEL", BEING THAT PART OF LOT 3 IN ASHFORD MANOR WEST PHASE II, BEING A SUBDIVISION IN THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS; COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 3; THENCE NORTH 89 DEGREES 55 MINUTES 06 SECONDS WEST ALONG THE NORTH LINE OF SAID LOT 3 FOR A DISTANCE OF 69.96 FEET TO THE POINT OF BEGINNING OF SAID "BUILDING PARCEL", THENCE SOUTH 45 DEGREES 06 MINUTES 29 SECONDS EAST 55.39 FEET; THENCE SOUTH 44 DEGREES 57 MINUTES 31 SECONDS WEST 136.66 FEET; THENCE NORTH 45 DEGREES 06 MINUTES 29 SECONDS WEST 63.22 FEET; THENCE NORTH 44 DEGREES 53 MINUTES 31 SECONDS EAST 120.88 FEET TO THE AFORESAID NORTH LINE OF LOT 3; THENCE SOUTH 89 DEGREES 55 MINUTES 06 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 3 FOR A DISTANCE OF 11.05 FEET TO THE POINT OF BEGINNING OF THE "BUILDING PARCEL", IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENTS FOR INGRESS AND EGRESS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN DECLARATION OF COVENANTS AND RESTRICTIONS FOR ASHFORD MANOR WEST PHASE II TOWNHOMES RECORDED AUGUST 24, 1994 AS DOCUMENT 94750735.

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Name _____ Street or Rural Route _____ City _____ Zip Code _____

Use space below for tax mailing address, if different from above.

Buyer or Agent

Signature: *William T. Lyons*

Name and Address of Buyer (Please Print) _____ Street or Rural Route _____ City _____ Zip Code _____

Bank of Lyons 8601 W. Ogden Ave. Lyons 60534

Seller or Agent

Signature: *Harvey D. and Sharon M. Shinko*

Name and Address of Seller (Please Print) _____ Street or Rural Route _____ City _____ Zip Code _____

Harvey D. and Sharon M. Shinko 15955 Ashford Ct., Tinley Park 60477

ATTESTATION OF PARTIES: We hereby declare the full actual consideration and above facts contained in this declaration to be true and correct.

COMPUTATION OF TAX:

Full actual consideration	\$ 0.00
Less amount of personal property included in purchase	\$
Net consideration for real estate	\$
Less amount of mortgage to which property remains subject	\$
Net taxable consideration	\$
Amount of tax stamps (\$.25 per \$500 or part thereof)	\$ 0.00

See Reverse side for legal description

(Use additional sheet, if necessary)

LEGAL DESCRIPTION: Sec. 24 Twp. 30N Range 12

- TYPE OF PROPERTY:
- Single Family
 - Commercial
 - Industrial
 - Condo, co-op
 - 4 or more units (residential)
 - Vacant Land
 - Mixed use (commer. & resid.)
 - Other (attach description)
- INTEREST TRANSFERRED:
- Controlling interest in real estate entity (ord. Sec. 2C)
 - Fee title
 - Beneficial interest in a land trust
 - Lessee interest in a ground lease
 - Other (attach description)

Date of Deed June 24, 1995 Type of Deed Deed In Trust

Permanent Real Estate Index No. 27-24-110-027-0000 Township _____

Address of Property 15955 Ashford Court, Tinley Park IL 60477 Street or Rural Route _____ City _____ Zip Code _____

PROPERTY IDENTIFICATION:

Bank of Lyons as Trustee under Tr No. 2363, dated 10/9/79

a declaration containing all of the information requested therein.

Except as to Exempt Transactions, the Recorder is prohibited by law from accepting any deed, assignment or other instrument for recordation unless it is accompanied by

exceed six months, or both.

tax; and shall be fined an amount not to exceed \$1000.00 or imprisoned for a period not to

of transferred real estate, shall be subject to a penalty equal to the amount of the applicable

transfer declaration as required by Section 10 of this ordinance or willfully falsifies the value

property transfer declaration as required by Section 7 of this ordinance, or a supplemental

September 1, 1993. Any transferor or transferee who fails to file with the Recorder a real

The following is required by the Cook County Real Property Tax Ordinance effective

REAL ESTATE TRANSFER DECLARATION

COOK COUNTY



REVENUE STAMPS

Date JUN 28 1995 Doc. No. 95433362

For Recorder's Use Only

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STATEMENT BY GRANTOR AND GRANTEE

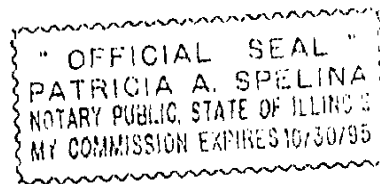
The Grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 June 24, 1995

Signature

Forrest R. Sample
Grantor or Agent

Subscribed and sworn to before
me by the said Grantor
this 24th day of June,
1995.



Patricia A. Spelina
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, a partnership, an Illinois corporation, or a foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, or other entity so recognized and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated June 24, 1995

Signature

Deborah A. Piotrowski
Grantee or Agent

Subscribed and sworn to before
me by the said Grantee
this 24th day of June,
1995.



Deborah A. Piotrowski

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 Act.

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