

UNOFFICIAL COPY

WARRANTY DEED IN TRUST

95552027

THIS INDENTURE WITNESSETH, That the Grantor(s) Sargiz Bel Lazar, single and never married

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 consideration in hand paid, convey(s) and warrant(s) unto MAYWOOD PROVISO STATE BANK, a corporation of Illinois, as Trustee under the provisions of a trust agreement dated the 20 day of July 19 95, known as Trust Number 9874, the following described real estate in the County of Cook and State of Illinois, to-wit:

DEPT-01 RECORDING \$25.50
TRACING TRAN ISSD 08/21/95 18:07:00
\$8596 + JTB 8-25-95-552027
COOK COUNTY RECORDER

(The Above Space For Recorder's Use Only)

VILLAGE OF RIVER GROVE
DEED INSPECTION
NO: 000251
APPROVED: [Signature]

P.L.N.: 12 20 1111 0000

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. The powers and authority conferred upon said trust Grantor are recited on the reverse side hereof and incorporated herein by reference.

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 the said grantor(s) hereby expressly waive(s) and release(s) 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 ha hereunto set hand(s) and seal(s) this 9th day of May 1995.

[Signature] (seal)
Sargiz Bel Lazar (seal)

95552027

State of Ill, the undersigned, a Notary Public in and for said County in the State aforesaid, do hereby certify that Sargiz Bel Lazar

County of Cook personally known to me to be the same person(s) whose name(s) 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 9th day of May 1995

Notary Public

\$ 25.50
PHC

3. Legal Description:

**UNOFFICIAL COPY**

Lot Twenty (20) (except the South Ninety (90) feet thereof) in Block Three (3) in Volk Bros. Chicago Home Gardens, being a Subdivision of that part of the East Half (1/2) of the South East Quarter (1/4) of Section 26, Township 40 North, Range 12, East of the Third Principal Meridian, lying South of Grand Avenue, in Cook County, Illinois.

ALSO

The South Five (5) feet of the East One Hundred Five (105) feet of Lot Three (3) in James Quinn's Subdivision, a subdivision of Lot Twenty One (21) in block Three (3) in Volk Bros. Chicago Home Gardens Subdivision, being a Subdivision of that part of the East Half (1/2) of the South East Quarter (1/4) of Section 26, Township 40 North, Range 12, East of the Third Principal Meridian, lying South of Grand Avenue, in Cook County, Illinois.

**TRUST POWERS**

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, high ways 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 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 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 contained 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.

**THIS INSTRUMENT WAS PREPARED BY:**

Shawn Bolger, Attorney at Law  
10009 W. Grand Ave., Ste 201  
Franklin Park, IL 60131  
(708) 455-3883

95552027

**GRANTEE'S ADDRESS:**

MAYWOOD PROVISIO STATE BANK  
411 Madison Street  
Maywood, Illinois 60153  
708/345-1100  
Cook County Recorder Box 3

2548 Davisson St., River Grove, IL 60171

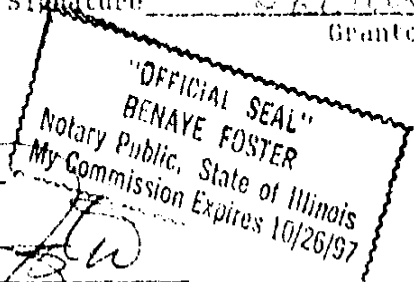
# UNOFFICIAL COPY

## 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 20, 1997. Signature [Signature]  
Grantor or Agent

Subscribed and sworn to before me by the said \_\_\_\_\_ this 17 day of July, 1997.

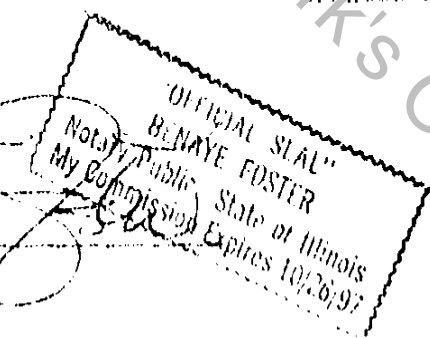


Notary Public [Signature]

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 July 20, 1997. Signature [Signature]  
Grantee or Agent

Subscribed and sworn to before me by the said \_\_\_\_\_ this 17 day of July, 1997.



Notary Public [Signature]

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

95552027

UNOFFICIAL COPY

Property of Cook County Clerk's Office