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DEED IN TRUST

95744044

MAIL RECORDED DEED TO:

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I	27 ⁵⁰	

BERNICK & BERNICK, LTD.
 Attorneys-at-Law
 5500 South Sawyer Avenue
 Chicago, Illinois 60629

- DEPT-01 RECORDING \$27.50
- T#6666 TRAN 1672 10/31/95 13:14:00
- #1258 # MH * -95-744044
- COOK COUNTY RECORDER

TAX BILLS TO:

PATRICIA A. DUFFIN
 13961 West Berkhasted
 Court
 Orland Park, IL 60462

(The Above Space For Recorder's Use Only)

THIS INDENTURE, WITNESSETH, that the Grantor PATRICIA A. DUFFIN, a widow, and not since remarried

of the County of Cook and State of Illinois for and in consideration of TEN (\$10.00) Dollars, and other good and valuable considerations in hand paid, Convey s and Warrant s 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 25th day of February, 19 93 , known as Trust Number 1-2140 the following described real estate in the County of Cook and State of Illinois, to-wit:

Parcel 1:

Lot 22 in Wedgewood Commons Unit 2, being a Resubdivision of Lot 116 in Villa D'Este, being a Subdivision of parts of the Southwest 1/4, Southeast 1/4 and the Northwest 1/4 of Section 2, Township 36 North Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 2:

Easement for ingress and egress appurtenant to and for the benefit of Parcel 1 as set forth in the Declaration Covenants, Restrictions, Easements, Charges and Liens recorded November 13, 1978, as Document 24712655.

Permanent Real Estate Index Number(s): 27-02-308-022-0000
 Address(es) of Real Estate: 13961 West Berkhasted Court, Orland Park, Illinois 60462

THE TERMS AND CONDITIONS APPEARING ON PAGES 2 AND 3 OF THIS INSTRUMENT ARE MADE A PART HEREOF.

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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 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 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) the 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 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 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 thereto or for injury to person or property happening 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 attorney-in-fact, hereby irrevocably appointed for such purposes, 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 discharge 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 earnings, 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 earnings, avails and proceeds thereof as aforesaid, the intention 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 the certificate of title or duplicate thereof, or memorial, the words "in trust", or "upon condition", or "with limitation", or words of similar import, in accordance with the statute in such case made and provided

This Instrument was prepared by:

ALAN J. BERNICK, Attorney-at-Law

5500 South Sawyer Avenue

Chicago, Illinois 60629

COUNTY-ILLINOIS TRANSFER STAMPS

EXEMPT UNDER PROVISIONS OF PARAGRAPH

e SECTION 4, REAL ESTATE

TRANSFER ACT.

DATE: 10-28-95

[Signature]
Buyer, Seller or Representative

957440-1

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Property of Cook County Clerk's Office

STATEMENT BY GRANTOR AND GRANTEE
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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 10-28, 1995. Signature: Fabrizio Puffini
Grantor or Agent

Subscribed and sworn to before me by the said Grantor this 28 day of Oct 1995.
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 10-28, 1995. Signature: BY: Fabrizio Puffini
Trustee or Agent
BRIDGEVIEW BANK AND TRUST COMPANY,
as Trustee, under Trust No. 1-2140

Subscribed and sworn to before me by the said Agent this 28 day of Oct 1995.
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 of a Class A misdemeanor for subsequent offenses.

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

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