

# UNOFFICIAL COPY

## WARRANTY DEED IN TRUST

95763723

THIS INDENTURE WITNESSETH, That the Grantor(s) **RAYMOND P. GUSTAFSON**, married to **DARLENE GUSTAFSON**, **JEFFREY R. GUSTAFSON**, a Bachelor and **ERIC K. GUSTAFSON**, a Bachelor of the County of DuPage 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 PROVISIO STATE BANK**, a corporation of Illinois, as Trustee under the provisions of a trust agreement dated the 3rd day of August, 1995, known as Trust Number 988L, the following described real estate in the County of Cook and State of Illinois, to-wit:

F	2550	A
P		(P)
T	2550	V
I	87	

- DEPT-01 RECORDING \$25.50
- T02222 TRAN 8644 11/07/95 11:55:00
- 46103 KB \*-95-763723
- COOK COUNTY RECORDER

(The Above Space For Recorder's Use Only)

**PARCEL 1:** The West 59 1/2 Feet of the South 5 1/2 Feet of Lot 20 and also the West 59 1/2 Feet of Lots 21 and 22 in Block 1 in Western Addition, a Subdivision of the West 1/2 of the Southeast 1/4 of Section 15, Township 39 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

**PARCEL 2:** Easements appurtenant to and for the benefit of Parcel 1 as set forth and defined in the Declaration of easements recorded as Document Nos. 18827708 and 18527742 for ingress and egress and parking, all in Cook County, Illinois.

P.I.N.: 15-15-403-050 COMMONLY KNOWN AS: 1817 South 14th Avenue, Broadview

THIS IS NOT HOMESTEAD PROPERTY AS TO DARLENE GUSTAFSON 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 Grantee 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 have hereunto set their hand(s) and seal(s) this 31<sup>st</sup> day of August, 1995

*[Signature]*  
 RAYMOND P. GUSTAFSON (seal)  
*[Signature]*  
 ERIC K. GUSTAFSON (seal)

*[Signature]*  
 JEFFREY R. GUSTAFSON (seal)

State of Illinois, I, the undersigned, a Notary Public in and for said County in Cook County of Cook as the State aforesaid, do hereby certify that RAYMOND P. GUSTAFSON, DARLENE GUSTAFSON, JEFFREY R. GUSTAFSON, a Bachelor and ERIC K. GUSTAFSON, a Bachelor are personally known to me to be the same person(s) whose name(s) are 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 not ~~not~~ ~~with~~ ~~holding~~ ~~the~~ ~~release~~ and waiver of the right of homestead.

"OFFICIAL SEAL"  
 Given under my hand and notarial seal this 31<sup>st</sup> day of August, 1995  
 Notary Public State of Illinois  
 My Commission Expires 4/26/96

*[Signature]*  
 Notary Public

# UNOFFICIAL COPY

This space for affixing Riders and Revenue Stamps

## 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, highways or alleys and to vacate any subdivision or part thereof, and to redivide 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 lease to commence in present or future, and upon any terms and for any period or periods of time, not exceeding in the case of any single lease the term of 99 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:

John E. Dvorak - Dvorak & Edmonds, Attorneys  
1127 S. Mannheim Road  
Suite 114



Wheatshaker, Illinois 60154  
**GRANTEE'S ADDRESS:**

**MAYWOOD PROVISO STATE BANK**

411 Madison Street

Maywood, Illinois 60153

708/345-1100

Cook County Recorder Box 1

1817 South 14th Avenue, Broadview, Illinois 60153

95763723

For information only, insert street address of property legally described above.

# UNOFFICIAL COPY

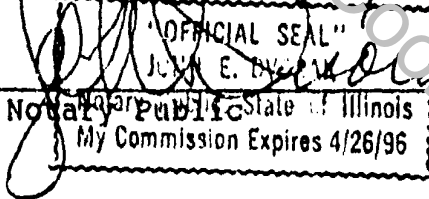
## AFFIDAVIT

The grantors or their agent affirm that, to the best of their knowledge, the name of the grantees shown on the deed or assignment of beneficial interest in a land trust are either natural persons, 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 8-31, 1995.

  
RAYMOND P. GUSTAFSON

Subscribed and sworn to before me by the said Grantors this 31st day of Aug, 1995.

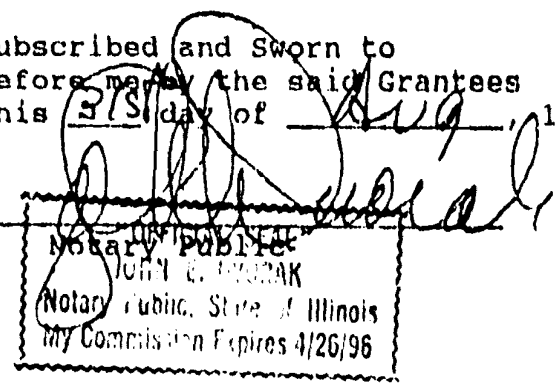
  
Notary Public, State of Illinois  
My Commission Expires 4/26/96

The grantees or their agent affirm and verify that the name of the grantors shown on the deed or assignment of beneficial interest in a land trust are either natural persons, 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 8-31, 1995.

  
RAYMOND P. GUSTAFSON

Subscribed and Sworn to before me by the said Grantees this 31st day of Aug, 1995.

  
Notary Public  
JOHN E. BUZIAK  
Notary Public, State of Illinois  
My Commission Expires 4/26/96

95763723

