

# UNOFFICIAL COPY

95888230

## DEED IN TRUST

### Quit Claim

THIS INDENTURED WITNESSETH, That the Grantor s Matthew Miller, Jr., and Peggy L. Miller, his wife,

of the County Cook  
of and State of Illinois  
in consideration of  
ten----- Dollars,

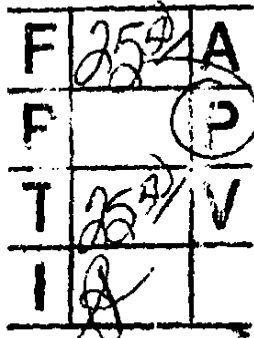
and other good and valuable consideration in hand paid, Convey and Quit Claim into the Heritage Community Bank, an Illinois banking corporation qualified to do trust business under and by virtue of the laws of the State of Illinois whose address is 183rd & Halsted, Glenwood, IL 60425 as Trustee under the provision of a Trust Agreement dated the 26th day of March, 1995, known as Trust No. 424, the following described real estate in the county of Cook and the state of Illinois to wit:

Lots 40, 41 and 42 in M.B. Rich's Subdivision of the East 1/2 of the Northeast 1/4 of the Southwest 1/4 of the Northeast 1/4 of Section 26 Township 38 North, Range 14 East of the Third Principal Meridian in Cook County, Illinois.  
Commonly known as: 7316 - 18 S. Dorchester, Chicago, IL 60619  
P.I.N.: 20-26-219-023.

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trust 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 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 option 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 such 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 presenti 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 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 option 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 or to 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



DEPT-01 RECORDING \$25.50  
T45555 TRAN 3825 12/21/95 09:22:00  
#9463 + DR \*--95-888230  
COOK COUNTY RECORDER

The above space for Recorder's use only.

95888230

# UNOFFICIAL COPY

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 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 titles, 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 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 of 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 hereby expressly waive and release 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 grantors aforesaid have hereunto set their hands and seal this 26th day of March 1990

Matthew Miller, Jr. (Seal) Peggy L. Miller (Seal)  
Matthew Miller, Jr. Peggy L. Miller  
(Seal) (Seal)

State of Illinois  
County of Cook

I, Constance A. Hodges, a Notary Public in and for said County, in the state aforesaid, do hereby certify that Matthew Miller, Jr., and Peggy L. Miller, his wife, personally known to me to be the same persons whose names 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 set forth including the release and waiver of the right of homestead. Given under my hand and notarial seal this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_

95888230  
"OFFICIAL SEAL"  
CONSTANCE A. HODGES  
NOTARY PUBLIC, STATE OF ILLINOIS  
MY COMMISSION EXPIRES 12/29/95

Constance A. Hodges  
Notary Public

7316 - 18 S. Dorchester, Chicago, IL 60619

For information only, insert street address of above property.

After recording return to:  
HERITAGE COMMUNITY BANK  
LAND TRUST DEPARTMENT  
183RD & HALSTED  
GLENWOOD, IL 60425

This document prepared by:  
Heritage Community Bank  
Connie Hodges  
183rd & Halsted  
Glenwood, IL 60425



# 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 11/13, 1995, Signature: Peggy L. Miller  
Matthew Miller Jr.  
Grantor or Agent

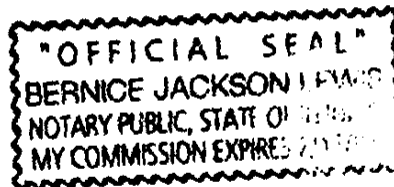
Subscribed and sworn to before me by the  
said Constance A. Hodges. This 13th day of November, 1995.  
Notary Public [Signature]

**"OFFICIAL SEAL"**  
CONSTANCE A. HODGES  
NOTARY PUBLIC, STATE OF ILLINOIS  
MY COMMISSION EXPIRES 12/26/95

The grantee 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 11/13, 1995, Signature: [Signature]  
Grantee or Agent

Subscribed and sworn to before me by the  
said Bernice Jackson Lewis. This 14th day of November, 1995.  
Notary Public Bernice Jackson Lewis



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 of the Illinois Real Estate Transfer Tax Act.)

95688230

UNOFFICIAL COPY

Property of Cook County Clerk's Office