

UNOFFICIAL COPY

95007208

This Indenture Witnesseth, That the Grantor(s) _____

GEORGE B. FOSTER, a divorced person, not again remarried and JOHN H. FOSTER, a divorced person, not again remarried.

of the County of Cook and State of Illinois for and in consideration of TEN (\$10.00) and no/100 Dollars, and other good and valuable considerations in hand paid, Convey and Warrant unto the FIRST NATIONAL BANK OF EVERGREEN PARK, a national banking association existing under and by virtue of the laws of the United States of America, its successor or successors as Trustee under the provisions of a trust agreement dated the 19th day of October 1994, known as Trust Number 13980 the following described real estate in the County of Cook and State of Illinois, to-wit:

The North 23 Feet of Lot 33 and all of Lot 34 (except the North 10 Feet thereof) in Block 5 in Greenwood Park, a subdivision of the Northwest 1/4 of the Southwest 1/4 (except the Chicago and Grand Trunk Railroad Right of Way) of Section 13 Township 37 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Exempt under provisions of Paragraph E, Section 4, Real Estate Transfer Tax Act.

Date 11/30/94 Buyer, Seller or Representative [Signature]

Property Address: 10839 S. Kedzie, Chicago, Illinois 60655

PIN NO. 24-13-304-062-0000

Grantee's Address: 3101 West 95th Street, Evergreen Park, Illinois 60642

95007208

DEPT. OF RECORDING 11/30/94 TRAD 1044 01/05/95 10:11:00 20445 2 1561 4-95-11007 1208

\$28.00 11:00 12:00

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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.

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 present or in future, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise 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 to 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.

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 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 have hereunto set their hands and seal(s) this 30th day of November, 1994.

(SEAL) George B. Foster (SEAL) John H. Foster

(SEAL) _____ (SEAL) _____

This instrument was prepared by: Hyatt Legal Services, Paul Muenchow, attorney, 9719 S. Western, Chicago, IL 60643.

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STATE OF Illinois
COUNTY OF Cook } No. 1 Paul R. Muenchow

a Notary Public in and for said County, in the State aforesaid, do hereby certify that
GEORGE B. FOSTER, a divorced person, not again remarried
JOHN H. FOSTER, a divorced person, not again remarried

personally known to me to be the same persons whose name is set forth
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

" OFFICIAL SEAL "
PAUL R. MUENCHOW
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 2/13/96

GIVEN under my hand and Notarial seal this
30th day of November A.D. 1994

Paul R. Muenchow
Notary Public

My commission expires February 13, 1996

Property of Cook County Clerk's Office

95007008

Deed in Trust

WARRANTY DEED

TO

First National Bank of Evergreen Park

TRUSTEE

BOX 223

EVERGREEN BANKS
First National Bank of Evergreen Park

Trust Department
4911 West 95th Street
Evergreen Park, Illinois 60421
422-6700

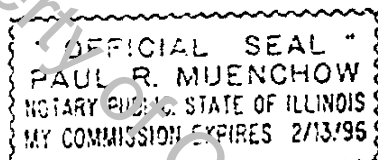
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STATEMENT BY GRANTOR AND GRANTEE

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, 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 November 30, 1994 Signature George B. Foster
Grantor ~~OR AGENT~~
GEORGE B. FOSTER

Subscribed and sworn to before me this 30th day of
November, 1994.

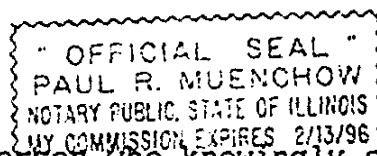


Paul R. Muenschow
Notary Public

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, 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 November 30, 1994 Signature George B. Foster
Grantee ~~OR AGENT~~
GEORGE B. FOSTER

Subscribed and sworn to before me this 30th day of
November, 1994.



Paul R. Muenschow
Notary Public

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 the 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.)

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