

# UNOFFICIAL COPY

WARRANTY DEED IN TRUST

95033076

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantors, Thomas J. Hinsdale and Carolyn J. Hinsdale, his wife, 130 Pueblo Court, Frankfort of the County of Will and State of Illinois for and in consideration of Ten and No/100 (\$10.00) Dollars, and other good and valuable considerations in hand paid, Convey; and Warrant; unto the FIRST NATIONAL BANK OF BLUE ISLAND, a corporation duly organized and existing under the laws of the United States, and qualified to do a trust business under and by virtue of the laws of the State of Illinois, whose principal place of business is 13057 So. Western Avenue, Blue Island, Illinois 60406, as Trustee under the provisions of a Trust Agreement

dated the 13th day of October 19 94, known as Trust Number 94046, the following described real estate in the County of Cook and State of Illinois, to-wit:

THE NORTH 138.40 FEET OF THAT PART OF THE NORTH 1/2 OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 29, LYING NORTHWESTERLY OF THE ILLINOIS CENTRAL RAILROAD RIGHT-OF-WAY, (FORMERLY THE BLUE ISLAND RAILROAD COMPANY) ALL IN TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE WEST 33 FEET THEREOF) IN COOK COUNTY, ILLINOIS.

PERMANENT TAX NUMBER: 25 29-300-003

PROPERTY ADDRESS: 12301 S. Ashland Avenue Calumet Park, IL 60643

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 and 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 lease, to mortgage, to 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, to lease, as 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 demise the term of 99 years, and to term, to 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, to exchange said property or any part thereof, for other real or personal property, to grant easements or liens, 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 any 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 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, as that with respect to the delivery thereof the trust created by this indenture and by said trust agreement was in full force and effect, that such conveyance or other instrument was executed, as aforesaid, by said Trustee, and that said Trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument and that the conveyance or title 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 life, in 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, assets 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, assets 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, 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.

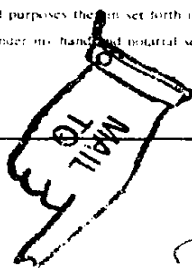
And the said grantors, S, hereby expressly waive and release any and all homestead rights under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

IN WITNESS WHEREOF the grantors, aforesaid, have hereunto set their hands and seals this 13th day of October 19 94. Thomas J. Hinsdale, Carolyn J. Hinsdale, THOMAS J. HINSDALE, CAROLYN J. HINSDALE

State of Illinois, Lowell L. Ladewig, Cook County, the state aforesaid, do hereby certify that Thomas J. Hinsdale and Carolyn J. Hinsdale, his wife

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 set forth including the release and waiver of the right of homestead. Given under my hand and notarial seal this 13th day of October 19 94.

OFFICIAL SEAL Lowell L. Ladewig Notary Public, State of Illinois My Commission Expires 11/12/96



12301 S. Ashland, Calumet Park, IL 60643

This instrument prepared by Lowell L. Ladewig 5600 W. 127th Street Crestwood, IL 60445

After Recording, Mail to: Lowell L. Ladewig 5600 W. 127th St., Crestwood, IL 60445

Exempt under provisions of Paragraph 6, Section 4, Real Estate Transfer Act

10/13/94 Lowell L. Ladewig Date Buyer, Seller or Representative

Real Estate Transfer Tax

Revenue Stamps

EXEMPT



Calumet Park

Document Number

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11/11/2023

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STATEMENT BY GRANTOR AND GRANTEE

The grantors or their agent affirm that, to the best of their 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 partner 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 October 13, 1994

Signature: Lowell L. Ladewig

Grantor or Agent

Subscribed and sworn to before me by the said Lowell L. Ladewig this 13th day of October, 1994.

Notary Public Diane R. Taczy



The grantee or its 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 October 13, 1994

Signature: Lowell L. Ladewig

Grantee or Agent

Subscribed and sworn to before me by the said Lowell L. Ladewig this 13th day of October, 1994.

Notary Public Diane R. Taczy



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.)

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