

UNOFFICIAL COPY

DEED IN TRUST

95040282

Quit Claim

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor Joe L. Sampson, Widowed and not Since remarried, of the County of Cook and State of Illinois for and in consideration of Ten and no/100-----\$10.00-- Dollars, and other good and valuable consideration in hand paid, Convey and Quit Claim unto the Riverdale 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 13700 South Indiana Avenue, Riverdale, Illinois 60627 as Trustee under the provision of a Trust Agreement dated the 30th day of July, 19 94, known as Trust No. 575, the following described real estate in the county of Cook and the state of Illinois to wit:

All of Lot 10 all of Lot 11 and the North 3 feet of Lot 12 in Block 1 in CALUMET CENTER GARDENS 1ST ADDITION, being a Subdivision of that part of the South 1/2 of the Southeast 1/4 of Section 10, Township 36 North, Range 14, East of the Third Principal Meridian, lying West of the East line of the West 80 rods thereof, and that part of Lots 7 and 8, in Subdivision of parts of Lots 4, 5 and 6, in Van Vurren's Subdivision, lying East of the East line of said West 80 rods, all in Cook County, Illinois.

P<I<K< #29-10-415-010, #29-10-415-011, #29-415-053

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for 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 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 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 easement 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 being 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 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 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 aforesaid ha hereunto set his hand and seal ed this 30th day of July 19 94

(Seal) Joe L. Sampson (Seal) 95040282 (Seal)

State of Illinois I, The undersigned, a Notary Public in and for said County, in County of Cook the state aforesaid, do hereby certify that Joe L. Sampson

OFFICIAL SEAL TERESA MALVESTUTO Notary Public, State of Illinois My Commission Expires 2-28-97

personally known to me to be the same person whose name subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his 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 30th day of July, 19 94

Teresa Malvestuto Notary Public

After recording return to: Riverdale Bank Land Trust Department 13700 Indiana Avenue Riverdale, IL 60627 15213 S. Chicago Road, Dolton, Ill. 60419 For information only insert street address of above described property.

This document prepared by: Riverdale, Bank 13700 S. Indiana Ave. Riverdale, Ill. 60627

VILLAGE OF DOLTON WATER/REAL PROPERTY TRANSFER TAX No. 00998 ADDRESS 15213 CHICAGO ROAD ISSUE 8-29-94 EXPIRED 9-29-94 AMT. 1.00 TYPE EXEMPT 8/2/94 Date 8/2/94 VILLAGE CLERK

Document Number

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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: Oct 31, 1994.

Joel Sampson
Signature / Grantor or Agent

SUBSCRIBED AND SWORN to before me
this 31st day of October, 1994.

Betty L Lambert
NOTARY PUBLIC



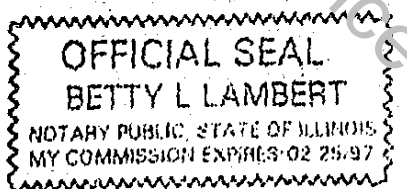
The grantee, or his agent, affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 31, 1994.

Joel Sampson
Signature / Grantee or Agent

SUBSCRIBED AND SWORN to before me
this 31st day of October, 1994.

Betty L Lambert
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 of 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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5/15/2008