

UNOFFICIAL COPY 95200388

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEPT. OF REVENUE
MAR 24 1995
52,450

Cook County
REAL ESTATE TRANSACTION TAX
MAR 24 1995
282.25

10/1
79 38309 }
95 009330
L. Baker

DEPT-01 RECORDING 425.00
750012 TRAN 3247 03/24/95 15:18:00
1848 6 JM *-95-200388
COOK COUNTY RECORDER

The above space is for the recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor Frank Bonitz and Maria M. Bonitz, his wife
of the County of McHenry and State of Illinois for and in consideration

of Ten and no/100-----Dollars (\$10.00) in hand paid, and of other good

and valuable considerations receipt of which is hereby duly acknowledged, Convey
unto AmericanMidwest Bank & Trust, 1600 West Lake Street, Melrose Park, Illinois 60160, a corporation
and existing as an Illinois Corporation under the laws of the United States of America, and duly authorized
and execute trusts within the State of Illinois, as Trustee under the provisions of a certain Trust Agreement dated
day of May, 1994, and

Number 6532 the following described real estate in the County of Cook
and State of Illinois, to wit:

The North 205 feet (as measured on the East and West lines thereof) in Good
Subdivision of part of the South 1/2 of Section 15, Township 41 North, Range 14
East of the Third Principal Meridian, in Cook County, Illinois.

Property not located in the City of Des Plaines. Deed or instrument not subject to transfer tax.
L. Baker
3-23-95 City of Des Plaines

This deed is prepared by: William D. Vedral, 701 Lee Street, Suite 600, Des Plaines, IL 60016

Real Estate Index No.: 09-15-307-036-0000
Address of Real Estate: 9301 Ballard, Des Plaines, IL 60016

W.D.

TO HAVE AND TO HOLD the real estate with its appurtenances upon the trusts and for the uses and purposes herein and in the trust agreement set forth.

Full power and authority is hereby granted to said trustee to improve, manage, protect and subdivide and resubdivide the real estate or any part thereof; to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof; to execute contracts to sell or exchange, or execute grants of options to purchase, to execute contracts to sell on any terms, to convey either with or without consideration; to convey real estate of 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, or pledge, or otherwise encumber the real estate, or any part thereof; to lease said real estate, or any part thereof, from time to time, in possession or reversion, by leases to commence in praesenti 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 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

MAIL DEED TO:
AMERICANMIDWEST BANK & TRUST
1600 West Lake Street Melrose Park, Illinois 60160
Form # 1010 Reorder from Miana Financial, Inc.

BOX 333-CTI

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provisions thereof at any time or times hereafter, to contract to make leases and to grant options to lease and options to purchase 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 real estate 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 easement appurtenant to said real estate and any part thereof, and to deal with the title to said real estate 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, or any successor in trust, in relation to said real estate, or to whom the real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said Trustee, or any successor in trust, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on said real estate, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the authority, necessity or expediency of any act of said Trustee, or to be obliged or privileged to inquire into any or the terms of said Trust Agreement, and every deed, trust deed, mortgage, lease or other instrument executed by said Trustee, or any successor in trust, in relation to said real estate shall be conclusive evidence in favor of every person (including Registrar of Titles of said county) 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 said Trust Agreement was in full force and effect, (b) that such conveyance or other instrument was executed in accordance with the trust, conditions and limitations contained in this Indenture and in said Trust Agreement or in all amendments thereof, if any, and binding upon all beneficiaries thereunder, (c) that said Trustee, or any successor in trust, 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.

This conveyance is made upon the express understanding and condition that neither AmericanMidwest Bank & Trust individually or as Trustee, nor its successor or successors in trust shall incur any personal liability or be subject to any claim, judgment or decree for anything it or they or its or their agents or attorneys may do or omit to do in or about the said real estate, any and all such liability being hereby expressly waived and released. Any contract, obligation or indebtedness incurred or entered into by the Trustee in connection with said real estate may be entered into in the name of the then beneficiaries under said Trust Agreement as their attorney-in-fact, hereby irrevocably appointed for such purpose, or at the election of the Trustee, in its own name, as Trustee of an express trust and not individually (and the Trustee shall have no obligation whatsoever with respect to any such contract, obligation or indebtedness except, only so far as the trust property and funds in the actual possession of the Trustee shall be applicable for the payment and discharge thereof). All persons and corporations whomsoever and whatsoever shall be charge with notice of this condition from the time of the filing for record of this Deed.

The interest of each and every beneficiary hereunder and under said Trust Agreement and of all persons claiming under them or any of them shall be only in earnings, avails and proceeds arising from the sale, mortgage or any other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary 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, the intention hereof being to vest in said AmericanMidwest Bank & Trust the entire legal and equitable title in fee simple, in and to all of the real estate above described.

If the title to any of the its 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 said Trust shall not be required to produce the said Agreement or a copy thereof, or any extracts therefrom, as evidence that any transfer, charge or other dealing involving the registered lands is in accordance with the true intent and meaning of the truth.

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, in execution or otherwise.

In Witness Whereof, the grantor § aforesaid ha ve hereunto set their hand s and seal § the 16th day of March, 1996

Frank Bonitz (SEAL) Maria M. Bonitz (SEAL)
STATE OF Illinois }
COUNTY OF Cook } SS I, the undersigned, a Notary Public in and for said County, in the State aforesaid do hereby certify that Frank Bonitz and Maria M. Bonitz, his wife

personally known to me to be the same person §, 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 23rd day of March, 1996

William D. [Signature]
Notary Public in and for the State of Illinois
My Commission Expires [Date]

952200388

Scannable document - read the following rules

- 1. Changes must be kept within the space limitations shown
- 2. Do not use punctuation
- 3. Print in CAPITAL letters with black pen only
- 4. Do not write form
- 5. Allow only one space between names, numbers, and addresses

SPECIAL NOTE:

- If a TRUST number is involved, it must be put with the NAME, leave one space between the name and number
- If you don't have enough room for your full name, just your last name will be adequate
- Property phone numbers (PH#) must be included on every form

PIN NUMBER: 09 - 15 - 307 - 036 - 0000

NAME/TRUST#: AMERICAN MIDWEST #6532

MAILING ADDRESS: 1600 W LAKE

CITY: MELROSE PARK STATE: IL

ZIP CODE: 601 -

PROPERTY ADDRESS: 4301 BALLARD ROAD

CITY: DES PLAINES STATE: IL

ZIP CODE: 60015 -

95200388

FILED: MAR 21 1998

COOK COUNTY TREASURER

Client's Office

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