

UNOFFICIAL COPY



A Deerbank Company

DEED-11 RECORD TOR \$27.50
130015 TRGN 3842 04/05/95 12:01:00
95228719
COOK COUNTY RECORDER
95228719

This Indenture Witnesseth That the Grantor (s)

Walter R. Adams and Josephine Adams, married to each other, not in tenancy in common, but in joint tenancy

of the County of Cook and State of Illinois for and in consideration of Ten and 00/100 Dollars and other good and valuable considerations in hand, paid, Convey and Quit-Claim unto DEERFIELD FEDERAL SAVINGS AND LOAN ASSOCIATION, 745 Deerfield Road, Deerfield, Illinois 60015, a corporation organized and existing under the laws of the United States of America, as Trustee under the provisions of a trust agreement dated the 22th day of February, 1995, known as Trust Number 500, the following described real estate in the County of Cook and State of Illinois, to-wit:

Lot 35 and the West 5 feet of Lot 36 in Block 52, of Proby and Company's Resubdivision of Blocks 52, 56, 57, and 62, as platted and subdivided by the Norwood Land and Building Association and being a subdivision of part of Section 6, Town 40 North, Range 13, East of the Third Principal Meridian, and of the South half of Section 31, Town 41 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois

PIN 10-31-407-011

6649 W. Hayes Ave Chicago

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 praesenti or in 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 or modify leases and the terms and provisions thereof at any time or times hereafter,

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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 assign rents and profits and profits from the premises, as security or otherwise, 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 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, (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 predecessors 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 _____ hand ~~s~~ and seal ~~s~~ this _____ 27th _____ day of February _____ 19 95

Walter R. Adamek (SEAL) Josephine Adamek (SEAL)
Walter R. Adamek Josephine Adamek

(SEAL) (SEAL)

THIS INSTRUMENT WAS PREPARED BY

Candy S. LoGiurato
Name

745 Deerfield Rd., Deerfield, IL 60015
Address



After recording please mail to:
Deerfield Federal Savings
745 Deerfield Road
Deerfield, IL 60015

6-11-95 256

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STATE OF ILLINOIS }
COUNTY OF LAKE } ss I, the undersigned

a Notary Public, in and for said County, in the State aforesaid, do hereby certify that
Walter R. Adamek and Josephine Adamek, married to each other,
not in tenancy in common, but in joint tenancy

who are
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 27th day
of February, 1901

Candace Logurato

Notary Public



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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 2/21/95, 19

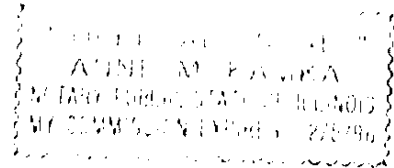
Signature:

Walter R. Adamek
Grantor or Agent

Subscribed and sworn to before me by the said Walter R. Adamek this 27th day of February 19 95.

Notary Public

Anne M. Hamke



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 2/21/95, 19

Signature:

Josephine Adamek
Grantee or Agent

Subscribed and sworn to before me by the said Josephine Adamek this 27th day of February 19 95.

Notary Public

Anne M. Hamke



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 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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