

UNOFFICIAL COPY

95287840 95287840

DEED IN TRUST

THIS INDENTURE WITNESSETH,
THAT THE GRANTOR,

Joseph Piazza, Jr.,
a single person

DIFT-01 831.50
789999 IRAN 7926 05/02/95 08:58:00
33681: AH * - 95-287840
COOK COUNTY RECORDER

5/14/25/66 O.F.

of the County of Cook
and the State of Illinois,
for and in consideration of
the sum of Ten and no/100s--

Dollars (\$10.00), in hand
paid, and of other good and
valuable considerations,
receipt of which is hereby
duly acknowledged, Convey -

ABOVE SPACE FOR RECORDER ONLY

and Warrant - unto **HERITAGE TRUST COMPANY**, an Illinois Corporation as Trustee
under the provisions of a certain Trust Agreement, dated the 21st day of
September 1982, and known as Trust Number 82-2178 the
following described real estate in the County of Cook and State of
Illinois, to-wit:

PIN # 28-15-119-022-0000

COMMON ADDRESS: 15422 Waverly, Oak Forest, Illinois 60452

Lot 4 in Yarnik's Resubdivision of Lots 9, 10 and 11 in Block 16
in A. T. Mc Intosh and Company's Cicero Avenue Acres, a subdivision
in the West 1/2 of Section 15, and the East 1/2 of Section 16,
Township 36 North, Range 13, East of the Third Principal Meridian.

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J.P.

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In no case shall any party dealing with said Trustee, or any successor in trust, in relation to said real estate, or to whom said 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 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, or any successor in trust, in relation to said real estate shall be conclusive evidence in favor of every person (including the 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 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 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.

Full power and authority is hereby granted to said Trustee to improve, manage, protect and subdivide said real estate or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to resubdivide said real estate 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 real estate 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 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 present 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, 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 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 or easement appurtenant to said real estate or any part thereof, and to deal with 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.

TO HAVE AND TO HOLD the said real estate with the appurtenances, upon the trusts, and for the uses and purposes herein and in said Trust Agreement set forth.

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This conveyance is made upon the express understanding and conditions that neither **HERITAGE TRUST COMPANY**, individually or as Trustee nor its successor or successors in trust shall incur any personal liability or be subjected 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 or under the provisions of this Deed or said Trust Agreement or any amendment thereto, or for injury to person or property happening in or about 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 by it in the name of the then beneficiary under said Trust Agreement as their attorney-in-fact, hereby irrevocably appointed for such purposes, 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 charged with notice of this condition from the date 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 the earnings, avails and proceeds arising from the sale or any 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 earnings, avails and proceeds thereof as aforesaid, the intention hereof being to vest in said **HERITAGE TRUST COMPANY** 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 above 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 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 exemption of homesteads from sale on execution or otherwise:

In Witness Whereof, the grantor(s) aforesaid have/has hereunto set his/~~her~~ their hand(s) and seal(s) this 26th day of April 1995.

 _____ (seal)

_____ (seal)

_____ (seal)

_____ (seal)

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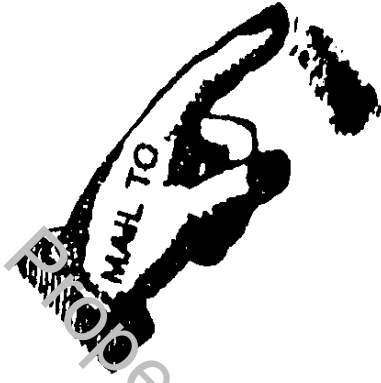
UNOFFICIAL COPY

RETURN RECORDED DEED TO:

Please return recorded documents to:

FAWN BUILDERS & DEVELOPERS, LTD.
15701 S. CINCERO AVE.
OAK FOREST, ILLINOIS 60452

~~UNITED TRUST COMPANY
1100 BROADWAY
CHICAGO, ILL. 60604~~



Oak Forest, Illinois 60452

5320 West 159th St., Ste. 501

UKRAN, BURT & COSSIDENTE, LTD.

MICHAEL B. STILLMAN

THIS DOCUMENT PREPARED BY:

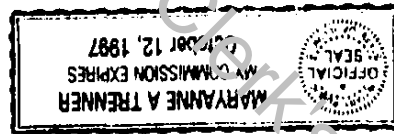
FUTURE TAX BILLS TO:

Fawn Builders & Developers, Ltd.

15701 S. Cincero Ave.

Oak Forest, IL 60452

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95287860

Notary Public

Maryanne A. Trenner

GIVEN under my hand and notarial seal this 26th day of April 1995.

personally known to me to be the same person(s) whose name(s) subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/their own free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

I, the undersigned, a Notary Public in and for said County, in the State of Illinois }
County of Cook } SS



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MAPPING SYSTEM Change of Information

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 Mirror 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 Index numbers (PIN#) must be included on every form.

PIN NUMBER:

28 - 15 - 119 - 022 - 0000

NAME/TRUST#:

HERITAGE OF TRUST 822178

MAILING ADDRESS:

17500 S. OAK PARK AVE.

CITY:

TIMBERLY PARK STATE: DC

ZIP CODE:

60477-

PROPERTY ADDRESS:

15422 WAVERLY

CITY:

OAK FOREST STATE: IL

ZIP CODE:

60452-2512

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PROPERTY OF COOK COUNTY CLERK'S OFFICE
12/21/03

POSTALIA POSTAGE METER SYSTEMS

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Property of Cook County Clerk's Office

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DEED IN TRUST

THIS INDENTURE WITNESSETH,
THAT THE GRANTOR,

Joseph Piazza, Jr.,
a single person

of the County of Cook
and the State of Illinois,
for and in consideration of
the sum of Ten and no/100s--

Dollars (\$10.00), in hand
paid, and of other good and
valuable considerations,
receipt of which is hereby
duly acknowledged. Convey -

and Warrant - unto HERITAGE TRUST COMPANY, an Illinois Corporation as Trustee
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Township 36 North, Range 13, East of the Third Principal Meridian.

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COOK COUNTY RECORDER

ABOVE SPACE FOR RECORDER ONLY

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J.P.

3/58 Page 1 of 4

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5-2-95 JS

This conveyance is made upon the express understanding and conditions that neither HERITAGE TRUST COMPANY, individually or as Trustee nor its successor or successors in trust shall incur any personal liability or be subjected 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 or under the provisions of this Deed or said Trust Agreement or any amendment thereto, or for injury to person or property happening in or about 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 by it in the name of the then beneficiaries under said Trust Agreement as their attorney-in-fact, hereby irrevocably appointed for such purposes, 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 charged with notice of this condition from the date 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 the earnings, avails and proceeds arising from the sale or any 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 earnings, avails and proceeds thereof as aforesaid, the intention hereof being to vest in said HERITAGE TRUST COMPANY 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 above 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 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 exemption of homesteads from sale on execution or otherwise:

In Witness Whereof, the grantor(s) aforesaid have/has hereunto set his/~~her~~ hand(s) and seal(s) this 26th day of April 19 95.

Joe Quinn Jr. (seal)

(seal)

(seal)

(seal)

County Clerk's Office

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Property of Cook County Clerk's Office

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TO HAVE AND TO HOLD the said real estate 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 real estate or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to re-subdivide said real estate 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 real estate 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 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 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 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 take 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 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 or easement appurtenant to said real estate or any part thereof, and to deal with 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 said 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 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, or any successor in trust, in relation to said real estate shall be conclusive evidence in favor of every person (including the 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 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 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.

5-2-95 JJ

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J.P.

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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

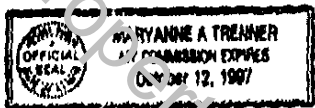
Joseph Piazza, Jr., a single person

personally known to me to be the same person(s) whose name(s) subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/their own 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 20th day of April 1998.

Maryanne A. Treanor

Notary Public



95257810

J.P.

THIS DOCUMENT PREPARED BY:

MICHAEL B. STILLMAN

URBAN, BURT & COSSIDENTE, LTD.

5320 West 159th St., Ste. 501

Oak Forest, Illinois 60452

FUTURE TAX BILLS TO:

Fawn Builders & Developers, Ltd.

15701 S. Cicero Ave.

Oak Forest, IL 60452



RETURN RECORDED DEED TO:

~~HERITAGE TRUST COMPANY
1700 North Dearborn Avenue
Chicago, IL 60610~~

Please return recorded documents to:
FAWN BUILDERS & DEVELOPERS, LTD.
15701 S. CICERO AVENUE
OAK FOREST, ILLINOIS 60452

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