

# UNOFFICIAL COPY

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## DEED IN TRUST

THIS INDENTURE WITNESSETH, That the Grantor

Helen M. Babe, a widow

of the County of Cook and State of IL for and in consideration of ten DOLLARS, and other good and valuable considerations in hand paid, Convey and Warrants

into the BANK OF HOMEWOOD, a corporation of Illinois, whose address is 2034 Ridge Road, Homewood, Illinois, 60430, as Trustee under the provisions of a trust agreement dated the 24th day of May, 1995, known as Trust Number 95058 the following described real estate in the County of Cook and State of Illinois, to-wit:

The North 160 feet along the East line of the East half (1/2) of the East half (1/2) of Lot Seven (7) (measured on the north and south lines thereof) in William J. Keller's Subdivision of the West half (1/2) of the East half (1/2) of the Northwest quarter (1/4) of the Northwest quarter (1/4) of Section 20, Township 36 North, Range 15, East of the Third Principal Meridian.

PIN# 30-20-106-016-0000 Common Address: 299 River Oaks Drive, Calumet City, IL 60409

Real Estate Transfer Tax Provisions of Paragraph e, Section 4

5/25/95 Date

Buyer, Seller, Representative

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 agreements set forth.

SEE REVERSE SIDE FOR ADDITIONAL TERMS AND CONDITIONS.

And the said grantor hereby expressly waive and

Helen M. Babe Helen M. Babe

release any and all rights or benefits 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 have hereunto set hand and seal this 24th day of May, 1995

This Instrument prepared by Julie L. Maggio, 3043 Ridge Road, Lansing, IL 60438

State of Illinois SS. County of Cook

I, Notary Public in and for said County, in the state aforesaid, do hereby certify that Helen M. Babe, a widow

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

OFFICE OF THE NOTARY PUBLIC STATE OF ILLINOIS NOTARY PUBLIC COMMISSION EXPIRES 6/23/96

24th day of May, 1995 Notary Public

RECORDING 25.00 POSTAGES 0.50 SUBTOTAL 25.50 CHECK 25.50 PURC CTR 0021 MCH 16:06

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## DEED IN TRUST

### Additional Terms and Conditions

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 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 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 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.

Mail recorded instrument to:

BANK OF HOMEWOOD

3043 RIDGE ROAD

LANSING, IL 60438

Mail future tax bills to:

After recording return to: BANK OF HOMEWOOD, 2034 Ridge Road, Homewood, IL 60430 (708) 798-6060

STATEMENT OF GRANTOR AND GRANTEE

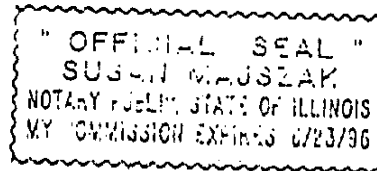
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate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

Dated: May 24, 1995

Signature Helen M. Boh  
Grantor or Agent

Subscribed and sworn to before me  
by the said Grantor, this  
24 day of May, 1995

Susan Majoyak  
Notary Public



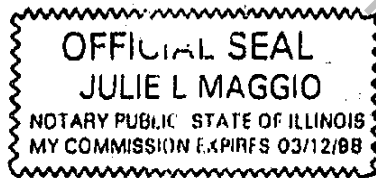
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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: May 24, 1995

Signature [Signature]  
Grantee or Agent

Subscribed and sworn to before me  
by the said Grantee, this  
24 day of May, 1995

Julie L. Maggio  
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 and a Class A misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

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