

UNOFFICIAL COPY

WARRANTY DEED IN TRUST

95378540

THIS INDENTURE WITNESSETH, that the Grantor MARY SANFRATELLO, a widow,

95378540

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, conveys and warrants unto the GREATBANC TRUST COMPANY, an Illinois Corporation, as Trustee under the provisions of a Trust Agreement

DEPT-01 RECORDING \$25.50
T:0008 TRAN 5267 06/12/95 12:53:00
#3157 + SK *--95-378540
COOK COUNTY RECORDER

(Reserved for Recorder's Use Only)

95378540

dated the 5th day of May, 1995, known as Trust Number 7755, the following described real estate in the County of Cook and State of Illinois, to wit

Lot 2 and the South 8.15 feet of Lot 1 in Block 5 in Prairie View a Subdivision of part of the South half of the North West quarter of Section 20, Township 35 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

EXEMPTION APPROVED

Exempt under provisions of Paragraph E, Section 4, Real Estate Transfer Tax Act.

May 10, 1995

Representative

John M. Costello
CITY CLERK
CITY OF CHICAGO HEIGHTS

Permanent Tax Number: 32-20-114-002

Stanley Albi Goyd
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 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 or 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 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 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

Street address of above described property: 1305 Campbell Ave., Chicago Heights, IL 60411

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Property of Cook County Clerk's Office

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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, conveys and warrants unto the GREATBANC TRUST COMPANY, an Illinois Corporation, as Trustee under the provisions of a Trust Agreement

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#3157 + SK **95-378540
COOK COUNTY RECORDER

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dated the 5th day of May, 1995, known as Trust Number 7756, the following described real estate in the County of Cook and State of Illinois, to wit:

Lot 2 and the South 8.25 feet of Lot 1 in Block 5 in Prairie View a Subdivision of part of the South half of the North West quarter of Section 20, Township 35 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

EXEMPTION APPROVED

John M. Costabile
CITY CLERK
CITY OF CHICAGO HEIGHTS

Exempt under provisions of Paragraph E, Section 4, Real Estate Transfer Tax Act.

Permanent Tax Number: 32-20-114-002

May 10, 1995

Stanley Bludenz
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 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 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

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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 us, 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 waives and releases 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 has hereunto set her hand and seal this 5th day of May, 1995.

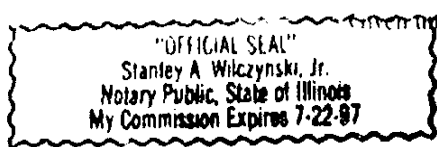
(Seal) Mary Sanfratello (Seal)

(Seal) (Seal)

STATE OF ILLINOIS
COUNTY OF COOK SS

Stanley A. Wilczynski, Jr. a Notary Public in and for said County,
in the state aforesaid do hereby certify that MARY SANFRATELLO, 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 instruments as her
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 Notary Seal this 5th day of May, 1995
Stanley A. Wilczynski, Jr.
Notary Public

Mail this recorded instrument to:

GreatBanc Trust Company
20900 S. Western Ave.
Olympia Fields, IL 60461
RECORDER'S BOX NO. 445

Mail future tax bills to:

Mary Sanfratello
1305 Campbell Avenue
Chicago Heights, IL 60411

95378340

This instrument prepared by:

Stanley A. Wilczynski, Jr.
1515 Halsted Street
Chicago Heights, IL 60411

GTC
GREATBANC TRUST COMPANY

Olympia Fields, Illinois
Aurora, Illinois

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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.

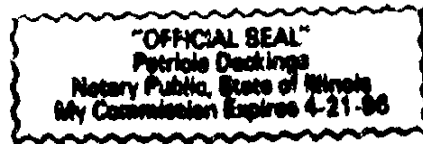
Dated: May 10, 1995

Signature: *Stanley King*

Grantor or Agent

Subscribed and sworn to before me this 10th day of May, 1995.

Patricia Deckings
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.

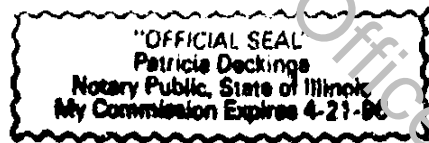
Dated: May 10, 1995

Signature: *Stanley King*

Grantee or Agent

Subscribed and sworn to before me this 10th day of May, 1995.

Patricia Deckings
Notary Public



95375540

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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