

# UNOFFICIAL COPY

## DEED IN TRUST (WARRANTY DEED)

96405471

This Indenture Witnesseth That the  
Grantor:

GERALDINE BENES, a  
Spinster

of the County of Cook and State of  
Illinois for and in consideration of

Ten Dollars, and other good and  
valuable considerations in hand paid,  
Convey (s) and Warrant(s) unto FIRST  
NATIONAL BANK OF LA GRANGE,  
a National Bank Association, as  
Trustee under the provisions of a trust  
of agreement dated the 3<sup>rd</sup> day of  
May 1996 known as

Trust Number 3506 the following described real estate in the County of Cook and the State of Illinois, to-wit:

DEPT-01 RECORDING \$25.50  
T#0014 TRAN 5300 05/29/96 15:21:00  
#5318 JW #96-405471  
COOK COUNTY RECORDER

Lot 20 in Block 10 in Walter G. McIntosh and Company's 22nd  
Street Addition, a Subdivision of that part of the North 100  
acres of the Northwest Quarter of Section 25, Township 39  
North, Range 12, East of the Third Principal Meridian, lying  
North of Chicago, Madison and Northern Railroad Right of Way  
in Cook County, Illinois.

P. I. N. #15-25-114-062-0000

Commonly known as: 2356 Northgate Ave., North Riverside, IL 60546

Send Tax Bills to: Geraldine Benes, 2356 Northgate Ave., North  
Riverside, IL 60546

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

5-3-96

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 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 lease 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, to contract and 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 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 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 upon 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

25.50  
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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 and (c) that said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument.

And the said grantor(s) hereby expressly waive(s) and release(s) 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 ha.s...hereunto set .....h.e.r.....hand(s) and seal(s)

this 3rd day of May 19 96

*Ceraldina Benes* (SEAL) ..... (SEAL)  
Ceraldina Benes

..... (SEAL) ..... (SEAL)

STATE OF Illinois

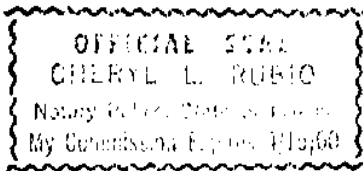
COUNTY OF Cook

I, the undersigned

a Notary Public in and for said County, in the State aforesaid, do hereby certify that..... Ceraldina Benes, a Spriator.....

personally known to me to be the same person..... whose name(s) 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.

GIVEN under my hand and Notarial seal this 3rd day of May A. D. 19 96



*Cheryl L. Rubio*

Notary Public

PREPARED BY:  
JOACHIM J. BROWN  
Attorney at Law

This instrument prepared by 620 W. BURLINGTON AVE.  
LAGRANGE, ILL 60525

DELIVER INSTRUCTIONS

D NAME FIRST NATIONAL BANK OF  
E LAGRANGE TR#3506  
L STREET ATTN: K. RULO  
I 620 W. BURLINGTON AVE.  
V LAGRANGE, IL 60525  
E CITY  
R  
Y INSTRUCTIONS



FOR INFORMATION ONLY  
INSERT STREET ADDRESS OF ABOVE  
DESCRIBED PROPERTY HERE

2356 Northgate  
North Riverside, IL 60546

TRUST DEPARTMENT - FIRST NATIONAL BANK OF LA GRANGE  
620 West Burlington Avenue, LaGrange, Illinois 60525 • 708-482-7700  
FAX 708-482-9026

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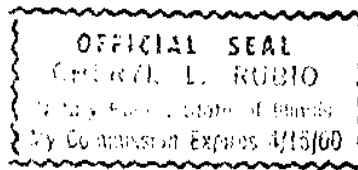
## STATEMENT BY GRANTOR AND GRANTEE

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 03, 1996 Signature: *Guillermo Beron*  
Grantor or Agent

Subscribed and sworn to before me by the said Grantor this 3rd day of May, 1996.

Notary Public *Charles L. Rubio*



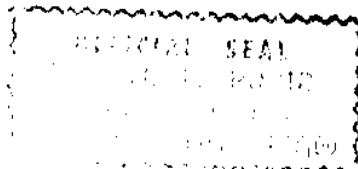
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

First National Bank of LaGrange, not personally but as Trustee

Dated May 03, 1996 Signature: By: *[Signature]*  
Grantee or Agent

Subscribed and sworn to before me by the said Agent this 3rd day of May, 1996.

Notary Public *Charles L. Rubio*



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 provisions of Section 4, of the Illinois Real Estate Transfer Tax Act.)

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