

# UNOFFICIAL COPY

DEED IN TRUST  
WARRANTY DEED

(4)

96439847

THIS INDENTURE WITNESSETH, That the  
Grantor(s). Lee J. Hanson,  
married to Linda C.  
Hanson, his wife

DEPT-01 RECORDING \$25.00  
T#0012 TRAN 0855 06/10/96 10:30:00  
#4687 CG \*-96-439847  
COOK COUNTY RECORDER

of the county of Cook  
and State of Illinois  
for and in consideration of ten  
Dollars, and other good and valuable con-  
siderations in hand paid, Convey(s) and War-

76 07 414 dx

rant(s) unto the ITASCA BANK & TRUST CO., 308 W. Irving Park Road, Itasca, Illinois 60143, an Illinois Corporation, as  
Trustee under the provisions of a trust agreement dated the 25th day of April 1996 and  
known as trust Number 11407 the following described real estate in the County of Cook and State of Illinois, to wit:

Lot 14 in the Woods of Oak Hills Unit No. 2, a Resubdivision of  
parts of Lots 5, 7 to 9 in Division of the Southwest 1/4 and the  
South 1/2 of the Northeast 1/4 of Section 27, Township 41 North,  
Range 9 East of the Third Principal Meridian, in Cook County,  
Illinois.

25 10

P.I.N.: 06-27-305-003-0000



I hereby declare that the attached deed represents a  
transaction exempt under the provisions of Paragraph.....  
Section 4, of the Real Estate Transfer Tax Act..

*Alan E. Koepfel*

96439847

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 sell on any terms, to convey either with or without considera-  
tion to donate, to dedicate, to mortgage, pledge or otherwise encumber; to lease said property, or any part thereof, from time  
to time, by leases to commence in praesenti or in futuro, and upon any terms and for any period or periods of time, not exceeding  
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 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 said premises 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, to whom said premises, or any part thereof, shall be conveyed, contracted to be sold, leased  
or mortgaged by said trustee, and in no case shall any party dealing with said trustee in relation to said premises, 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 privileged or obliged to inquire into any of the terms of said trust agreement.

The interest of each and every beneficiary hereunder and of all persons claiming under them, is hereby declared to be per-  
sonal property and to be in the earnings, avails and proceeds arising from this disposition of the premises; the intention hereof  
being to vest in the said ITASCA BANK & TRUST CO., the entire legal and equitable title in fee, in and to all of the premises  
above described.

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This conveyance is made upon the express understanding and condition that neither ITASCA BANK & TRUST CO., individually or as Trustee, nor its successor or successors in trust shall incur any personal liability or be subjected to any claim, judgement 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 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.

And the said grantor(s) hereby expressly waives(s) and releases(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(s) aforesaid has have herunto set their hand(s) and seal this 30th day of May 1996

*Lee J. Hanson*

LEE J. HANSON

(SEAL)

*Linda C. Hanson*

LINDA C. HANSON, for purposes of waiving Homestead only

(SEAL)

(SEAL)

(SEAL)

STATE OF ILLINOIS

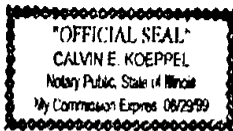
County of DuPAGE

} SS.

I, Calvin E. Koepfel, a Notary Public in and for said County, in the State aforesaid do hereby certify that Lee J. Hanson and Linda C. Hanson, his wife 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 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 30th day of May A.D. 1996

*Calvin E. Koepfel*  
CALVIN E. KOEPPEL



96439847

PLEASE MAIL TO:	PROPERTY ADDRESS:	MAIL SUBSEQUENT TAX BILLS TO
Itasca Bank & Trust Co. 308 W. Irving Park Road Itasca, Illinois 60143	925 Doral Drive Bartlett, IL 60103	Lee J. Hanson 925 Doral Drive Bartlett, IL 60103

THIS DOCUMENT PREPARED BY  
CALVIN E. KOEPPEL  
KAL & KOEPPEL  
878 E. IRVING PARK RD.  
ROSELLE, ILLINOIS 60172  
(312) 894-8444

**BOX 333-CTT**

**UNOFFICIAL COPY**  
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 30, 1996 Signature: *Calvin E. Koppel*  
Grantor or Agent

Subscribed and sworn to before  
me by the said Grantor  
this 30th day of May,  
1996.  
Notary Public *Lynn E. Smith*

~~~~~  
"OFFICIAL SEAL"  
Lynn E. Smith  
Notary Public, State of Illinois  
My Commission Expires 05/23/98  
~~~~~

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 30, 1996 Signature: *Calvin E. Koppel*  
Grantee or Agent

Subscribed and sworn to before  
me by the said Grantee  
this 30th day of May,  
1996.  
Notary Public *Lynn E. Smith*

~~~~~  
"OFFICIAL SEAL"  
Lynn E. Smith  
Notary Public, State of Illinois  
My Commission Expires 05/23/98  
~~~~~

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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