

# UNOFFICIAL COPY

DEED IN TRUST

96569715



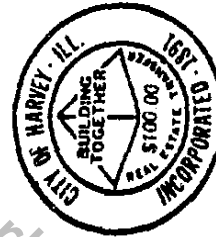
DEPT-11 TORRENS \$25.00  
T40015 TRAN 5027 07/25/96 15:34:00  
#1315 CT 2-96-559715  
COOK COUNTY RECORDER

96569715

The above space is for the recorder's use only

THIS INDENTURE WITNESSETH, that the Grantor **ROY L. PHILLIPS, MARRIED TO SHIRLEY PHILLIPS**  
of the County of **COOK** and State of **ILLINOIS** for and in consideration  
of **TEN AND NO/100 (\$10.00)** Dollars, and other good  
and valuable considerations in hand paid, Convey s and warrants unto  
**PINNACLE BANK**, an Illinois Banking Corporation, as Trustee under the provisions of a trust agreement dated the  
**3rd** day of **February**, 19 **95**, known as Trust  
Number **11062**, the following described real estate in the County of **COOK**  
and State of Illinois, to wit:

Lots 12 and 13 in Block 187 in Harvey in Sections 7 and 18, Township  
36 North, Range 14 East of the Third Principal Meridian, in Cook  
County, Illinois.



9599

No

Commonly Known as: 14822 Page, Harvey, IL 60426  
Permanent Index Number: 29-07-411-035  
29-07-411-036

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**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, or 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

GRANTEE'S ADDRESS:  
PINNACLE BANK  
TRUST DEPARTMENT  
6000 WEST CERMAK ROAD  
CICERO, ILLINOIS 60650  
(RECORDER'S BOX NO. 284)

14822 Page  
Harvey, IL 60426

For information only insert street address of  
above described property.

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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.

And the said grantor \_\_\_\_\_ hereby expressly waive s and release s any and all right or benefits under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sales on execution or otherwise.

In Witness Whereof, the grantor \_\_\_\_\_ aforesaid in s hereunto set his hand and seal \_\_\_\_\_ this 5th day of July 19 96  
Roy L. Phillips (SEAL) \_\_\_\_\_ (SEAL)  
\_\_\_\_\_ (SEAL) \_\_\_\_\_ 96569715 (SEAL)

THIS INSTRUMENT PREPARED BY:

SHERRY R. PAULKNER  
15146 S. Wood  
Harvey, IL 60426

Exempt under provisions of Real Estate Transfer Tax Act.

Buyer, Seller or Representative

7/5/96 Date

STATE OF ILLINOIS } SS  
COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County, in the State aforesaid do hereby certify that ROY L. PHILLIPS

personally known to me to be the same person \_\_\_\_\_, whose name \_\_\_\_\_ subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his 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 5th day of July, 19 96.

Andrea Drechny  
Notary Public



"NOT HOMESTEAD PROPERTY"

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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: JULY 5, 1996

Signature: \_\_\_\_\_

Grantor or Agent

Subscribed and sworn to before me by the said JOSEPH D. CRUMP this 5th day of JULY, 1996

Notary Public

Andrea Drechny

"OFFICIAL SEAL"  
ANDREA DRECHNY  
Notary Public, State of Illinois  
My Commission Expires 5/8/99

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: JULY 5, 1996

Signature: \_\_\_\_\_

Grantee or Agent

Subscribed and sworn to before me by the said JOSEPH D. CRUMP this 5th day of JULY, 1996

Notary Public

Andrea Drechny

"OFFICIAL SEAL"  
ANDREA DRECHNY  
Notary Public, State of Illinois  
My Commission Expires 5/8/99

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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Property of Cook County Clerk's Office

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