

# UNOFFICIAL COPY

## WARRANTY DEED IN TRUST

A0089348

96606787

THIS INSTRUMENT IS BEING PLACED OF RECORD BY INTERCOUNTY TITLE AS AN ACCOMMODATION ONLY. NO EXAMINATION AS TO ITS VALIDITY HAS BEEN MADE.

DEPT-01-RECORDING \$25.50  
T#0001 TRAN 5099 08/08/96 09:16:00  
#S132 # RC \*-96-606787  
COOK COUNTY RECORDER

Above space for revenue stamps

Above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantors: JOHN A. BENEDETTO AND LISA D. BENEDETTO, married to each other of the county of Cook and State of Illinois, for consideration of the sum of Ten dollars (\$10.00), in hand paid, and of other good and valuable consideration, receipt of which is hereby duly acknowledged, Convey and Warrant unto First National Bank of Wheaton, a National Banking Association duly organized and existing under the National Banking Laws, and duly authorized to accept and execute trusts within the State of Illinois, as trustee under the provisions of a certain Trust Agreement, dated the 26th day of April, 1996, and known as Trust Number #1065, the following described real estate in the County of Cook and State of Illinois, to wit:

LOT 462 IN JOHN P. ALTGELD'S SUBDIVISION OF BLOCKS 1, 2, 3, 4, 7, AND THE NORTH 1/2 OF BLOCK 6 IN THE SUBDIVISION OF THAT PART LYING NORTH AND EAST OF LINCOLN AVENUE IN THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

Street Address: 1240 W. Wellington St., Chicago, IL 60657  
Grantee's Address: 1240 W. Wellington St., Chicago, IL 60657  
PIN: #14-29-115-028

TO HAVE AND TO HOLD the said real estate 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 real estate or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to resubdivide said real estate 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 real estate or any part thereof to a successor or successors in trust and to grant to such successor or successors in trust all of title, estate, powers and authorities vested in said Trustee, to donate, dedicate, mortgage, pledge or otherwise encumber said real estate, or any part thereof, to lease said real estate, or any part thereof, from time to time, in possession or reversion, by leases to commence in presenti 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 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 real estate,

This transfer is exempt from transfer tax by virtue of exemption 4(e) of the Illinois Real Estate Transfer Tax Act.

Att'y for Grantors

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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 real estate or any part thereof, and to deal with said real estate 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, or any successor in trust, in relation to said real estate, or to whom said real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said Trustee, or any successor in trust, be obliged to see the application of any purchase money, rent or money borrowed or advanced on said real estate, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the authority, 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 or successor in trust, in relation to said real estate shall be conclusive evidence in favor of every person (including the Registrar of Titles of said county) relying upon or claiming under any such conveyance lease or other instrument, (a) that at the time of 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 all amendments thereof, if any, and binding upon all beneficiaries thereunder, (c) that said Trustee, or any successor in trust, 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 the 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 under said Trust Agreement 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 any 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 real estate 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, of 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(s) aforesaid has hereunto set hand and seal this 30th day of July, 1996

 (SEAL)  (SEAL)  
John A. Benedetto (SEAL) Lisa D. Benedetto (SEAL)

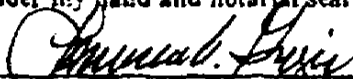
State of Illinois

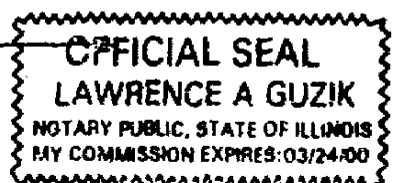
County of Cook

I, Notary Public a Notary Public in and for said county, in the state aforesaid, do hereby certify that John A. Benedetto and Lisa D. Benedetto

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 July, 1996

  
Notary Public



Mail to:  
Lawrence A. Guzik, Esq.  
1409 N. Wells St.  
Chicago, IL 60610  
(312) 751-8770

This document was prepared by:  
Lawrence A. Guzik, Esq.  
1409 N. Wells St.  
Chicago, IL 60610  
(312) 751-8770



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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 7-30-96

Signature *Edward F. Guzik*  
~~XXXXXX~~ Agent for Grantor

SUBSCRIBED AND SWORN TO BEFORE  
ME BY THE SAID  
THIS 30<sup>th</sup> DAY OF July  
19 96.

NOTARY PUBLIC *Edward F. Guzik*



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.

Date 7-30-96

Signature *Edward F. Guzik*  
~~XXXXXX~~ Grantor or Agent for Grantee

SUBSCRIBED AND SWORN TO BEFORE  
ME BY THE SAID  
THIS 30<sup>th</sup> DAY OF July  
19 96.

NOTARY PUBLIC *Edward F. Guzik*



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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