

UNOFFICIAL COPY

WARRANTY DEED IN TRUST

96682388

THIS INDENTURE WITNESSETH, that the Grantor

Grant Thomas and Mildred Thomas,
his wife

0003	
RECORDIN #	25.00
96682388 #	
SUBTOTAL	25.00
CHECK	25.00

COOK COUNTY
RECORDER
JESSE WHITE
MARKHAM OFFICE

08/30/96

1 PURC CTR
0018 MCH 12:08

of the County of Cook and State of Ill
for and in consideration of Ten dollars,
and other good and valuable considerations in hand
paid, conveys and warrants unto the Beverly
Trust Company, an Illinois corporation, as
Trustee under the provisions of a Trust Agreement
dated the 23rd day of August, 1996,
known as Trust Number 74-2495, the following described real estate in the County of Cook and State of Illinois, to-wit:

(Reserved for Recorder's Use Only)

Lot 425 in Matteson Highlands Unit No. 3, being a Subdivision of the East 1/2
of the North West 1/4 and the East 1/4 of the West 1/2 of the North West 1/4
of Section 22, Township 35 North, Range 13 East of the Third Principal Meridian,
in Cook County, Illinois.

Exempt under provisions of Paragraph "E",
Section 4, R.E. Transfer Tax Act.

Date 8/23/96 [Signature]
Buyer, Seller or Representative

Permanent Tax Number: 31-22-112-012

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 present or future, 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 thereunder, (c) that said trustee was duly

Street address of above described property:
840 University, Matteson, Illinois 60443

96682388

25.00
8/12

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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.

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 waive and release 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 have hereunto set their hand and seal this 23rd day of August, 19 96.

Grant Thomas (Seal) *Mildred Thomas* (Seal)
Grant Thomas Mildred Thomas
(Seal) (Seal)

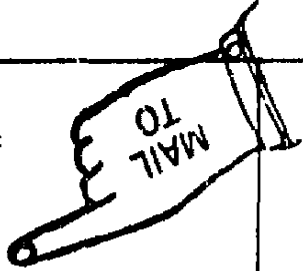
STATE OF ILLINOIS I, the undersigned a Notary Public in and for said County
COUNTY OF COOK SS in the state aforesaid, do hereby certify that
Grant Thomas and Mildred Thomas his wife

personally known to me to be the same person whose name are
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 23rd day of August, 19 96.
[Signature]
Notary Public

Mail this recorded instrument to:
Beverly Trust Company
10312 S. Cicero Avenue
Box 90
Oak Lawn, Illinois 60453



Mail future tax bills to:
Mildred Thomas
840 University
Matteson, Illinois 60443

This instrument prepared by:
BEVERLY TRUST CO.
4350 Lincoln Hwy.
Matteson, IL 60443



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EXEMPT AND ABI TRANSFER DECLARATION STATEMENT
REQUIRED UNDER PUBLIC ACT 87-543
COOK COUNTY ONLY

50882288

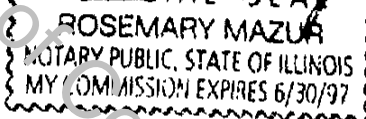
The GRANTOR or his agent affirms that, to the best of his knowledge, the name of the GRANTEE shown on the deed or assignment of beneficial interest in a land trust is either a natural person; an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 8-23, 1996 Melinda Thomas
GRANTOR OR AGENT

STATE OF ILLINOIS)

COUNTY OF COOK)

Subscribed and sworn to before me this 23rd day of August, 1996



My commission expires:

Rosemary Mazur
NOTARY PUBLIC

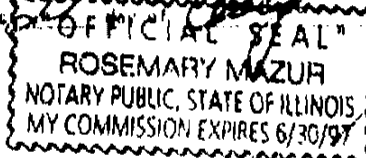
The GRANTEE or his agent affirms and verifies that the name of the GRANTEE shown on the deed or assignment of beneficial interest in a land trust is either a natural person; an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois; 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 Aug 25, 1996 Melinda Thomas
GRANTEE OR AGENT

STATE OF ILLINOIS)

COUNTY OF COOK)

Subscribed and sworn to before me this 25th day of August, 1996



My commission expires:

Rosemary Mazur
NOTARY PUBLIC

NOTE: Any person who knowingly admits a false statement concerning the identity of a GRANTEE shall be guilty of a Class C misdemeanor for the first offense and a Class A misdemeanor for subsequent offenses.

(Attach to deed and file to be recorded in Cook County, Illinois under provisions of Section 4 of Illinois Real Estate Taxes (35 ILCS 100-1.1))

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