

UNOFFICIAL COPY

WARRANTY DEED IN TRUST

MAIL TO: The Chicago Heights National Bank
1030 Dixie Highway
Chicago Heights, IL 60411

DEPT-01 RECORDING \$27.50
T#0013 TRAM 4408 10/25/96 13:02:00
#4966 + TB *-96-216649
COOK COUNTY RECORDER

Name and Address of Taxpayer:

MARK HOFFMAN & RICHARD KINT

7324 Heritage Ct.

Markfort, IL 60423

90816649

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor, MARK HOFFMAN and RICHARD KINT

of the County of Cook and State of Illinois, for and in consideration of the sum of TEN and 00/100 Dollars (\$10.00), in hand paid, and of other good and valuable considerations, receipt of which is hereby duly acknowledged, Convey(s) and Warrant(s) unto THE CHICAGO HEIGHTS NATIONAL BANK, 1030 Dixie Highway, Chicago Heights, IL 60411, a corporation duly organized and existing as a national banking association under the laws of the United States of America, and duly authorized to accept and execute trusts in the State of Illinois, as Trustee under the provisions of a certain Trust Agreement, dated the 26th day of September, 19 96, and known as Trust Number 2529, the following described real estate in the County of Cook and State of Illinois, to-wit:

LOTS 27 AND 28 IN BLOCK 230 IN CHICAGO HEIGHTS IN THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 35 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

EXEMPTION APPROVED

John M. [Signature]
CITY CLERK
CITY OF CHICAGO HEIGHTS

(NOTE: If additional space is required for legal description attach on separate 8 1/2 x 11 sheet.)

Permanent Index Number(s) 32-20-401-026-0000

Property Address: 77 West 15th Street, Chicago Heights, IL 60411

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 the title, estate, powers and authorities vested in said Trustee, to donate, to dedicate, to 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 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 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

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(Note: Type or print names below all signatures)

(SEAL)

(SEAL)

(SEAL) RICHARD KINT

(SEAL) MARK HOFFMAN

In Witness Whereof, the grantor 5 and seal 5 this 3rd day of October 1996 hereunto set their

And the said grantor 5 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.

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, 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 said Trustee shall not be required to produce the said Agreement or a copy thereof, or any extracts therefrom, as evidence that any transfer, charge or other dealing involving the registered lands is in accordance with the true intent and meaning of the 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 of 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, but only an interest in the earnings, avails and proceeds thereof as aforesaid, the intention being to vest in said THE CHICAGO HEIGHTS NATIONAL BANK the entire legal and equitable title in fee simple, in and to all of the real estate above described.

This conveyance is made upon the express understanding and condition that neither THE CHICAGO HEIGHTS NATIONAL BANK individually or as Trustee, nor its successor or successors in trust shall incur any personal liability or be subjected to any claim, judgment 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, or for injury to, or about said real estate, any and all such liability being hereby expressly waived and released. Any contract, obligation or indebtedness incurred or entered into by said 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 whatsoever shall be charged with notice of this condition from the date of the filing for record of this Deed.

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 to 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 any of the terms of said Trust Agreement; and every deed, trust deed, mortgage, lease or other instrument executed by said Trustee, or any 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 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 all amendments thereto, 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 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 predecessors in trust.

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.

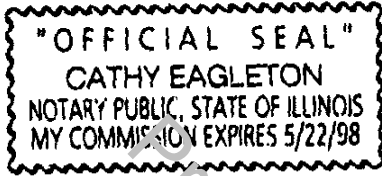
real estate, or any part thereof, for other real or personal property, to grant easements or charges of any kind, to release,

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State of Illinois }
County of Cook } SS.

I, Cathy Eagleton a Notary Public
in and for said County, in the state aforesaid, do hereby certify that

MARK HOFFMAN and RICHARD KINT



SEAL

personally known to me to be the same person S whose name(s)
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 3rd day of October 19 96

Cathy Eagleton
Notary Public

DOCUMENT PREPARED BY:

James D. Hilliard

4440 W. Lincoln Hwy., #301

Matteson, IL 60443

(County, State, or Municipal Transfer Stamps Here)

SEE EXEMPT STAMP
OR
ON PAGE 1

Exempt under Provisions of Paragraph E
Section 4, Real Estate Transfer Act.

Date: 10-3-96

By: James D. Hilliard
Buyer, Seller or Representative

THE CHICAGO HEIGHTS NATIONAL BANK
1030 Dixie Highway
Chicago Heights, Illinois 60411
Telephone: (708) 754-2500

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Property of Cook County Clerk's Office

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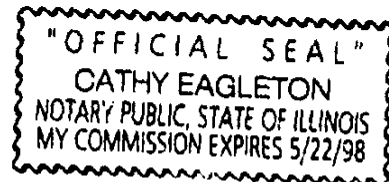
STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantor 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 10-3, 1996 Signature [Signature]
Grantor or Agent

SUBSCRIBED and SWORN to before me by the said J.D. Hilliard this 2nd day of October, 19 96.

[Signature]
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 10-3, 19 96 Signature [Signature]
Grantee or Agent

SUBSCRIBED and SWORN to before me by the said Laurence Dajsik this 3rd day of October, 1996.

[Signature]
NOTARY PUBLIC



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 Act.)

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