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# UNOFFICIAL COPY

Peed in Trust

WARRANTY DEED

#### Evergreen Bank

3101 West 95th Street Evergreen Park, Illinois 60805 (708) 422-6700 DEPT-01 RECORDING \$25.00 - T07777 TRAN 2421 11/14/96 13:13:00 - +3064 + RH +-96-868710

COOK COUNTY RECORDER

This Indenture Witnesseth, That the Grantor, CARMELLA B. AMMOND, a widow and not since remarried
of the County of Cook and State of 1111no1s for and in consideration of TEN (\$10.00)
and no/100 Dollars, and other good and v laable considerations in hand paid, Conveysand
Warrant 8 unto the FIRST NATIONAL BANK OF EVERGREEN PARK, a national banking association
existing under and by virtue of the laws of the United States of America, its successor or successors as Trustee under the provisions of
a trust agreement dated the 23rd day of October , 19 96 , known as Trust Number 15148
the following described real estate in the County of Cook and State of Illinois, to-wit:
Parcel 1: The North 10 feet of Lot 32, all of Lot 35 and the South 10 feet of Lot
34 in Block 6 in Cicero Gardens, a Subdivision of the North West 1/4 of
the North West 1/4 of Section 15, Township 37 North, Range 13, East of
the Third Principal Meridian: ALSO
Parcel 2:
The East 10 feet of the vacated alley lying West of and adjoining the
above described real estate, all in Cook County, Illinois
Property Address: 10416 S. Kilpatrick, Oak Lawn, Illinois 60453
Permanent Tax Identification No(s).: 24-15-108-065
Grantee's Address: 3101 West 95th Street, Evergreen Park, Illinois 60805

TO HAVE AND TO HOLD the said premises with the appurtenances, upon the trusts and for the uses and purposes berein 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 praesentior in future, and 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 hawful 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.

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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 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.

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 to such case made and provided.
And the said grantor a
In Witness Whereof, the grantor aferes iid ha _g hereunto set _her hand and seal this
(SEAL) Exempt pursuant to: "Section 31-45 (a)" of the
"Real Ect. to Transfer Tax Low" Carmella E. Ammond
(SEAL) Carmella & Commons (SEAL)  Date Representative
<u> </u>
NOTE: PLEASE TYPE OR PRINT NAME & FLOW ALL SIGNATURES.
State of Illinois
County of Cook
i, the undersigned a Novary Public in and for said County, in the State aforesaid, do hereby certify that
C Carmella E. Ammond, a widow and not since remarried.
gst
physically 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
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 23rd day of October A.D. 19 96
"CEFTICIAL SEAL" ROBERTA A CARTWRIGHT ROBERTA A CARTWRIGHT
A KODEKIM M. CMATTINIQUE / V. A. B.
testary Poistre, State of lancis   My commission expires
Mail recorded instrument to:  Mail future tax bills to:
DUN LLU

This instrument was prepared by: Roberta Cartwright, 3104 W. 95th St., Evergreen Park, 11. 60805

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#### STATEMENT BY GRANTOR AND GRANTEE

The granter 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 a foreign corporation 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: October 23 , 1996

Signature: Same

Grantor/Agent

Subscribed and sworn to before me by the said <u>Grantor/Agent</u> this 23rd day of October 1996.

adieta

"OFFICIAL SEAL"
ROBERTA A. CARTWRIGHT

Notary Public

Molary Public, State of Illinois My Commission Expires 10/15/99

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 a 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: October 23 , 1996 Signature:

Grantee Agent

Subscribed and sworn to before me by the said <u>Grantee/Agent</u> this 23rd

day of October 1996

"OFFICIAL SEAL"
NAPICY J. MANSON
Notary Public, State of Illinois
My Commission Explices 3 / 23 / 2003

Notary Public

NOTE: Any person who knowingly submits a false atatament 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, 11) mois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act).

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