

UNOFFICIAL COPY

WARRANTY DEED IN TRUST

The Mid-City National Bank
of Chicago
801 West Madison Street
Chicago, IL 60607
E.L. *36-6553534

COOK COUNTY
RECORDER
JESSE WHITE
BRIDGEVIEW OFFICE

0001
RECORDING #
MAIL #
96949365 #
0007 MCH

29.00
0.50
10:59

12/17/96

96949365

THIS INDENTURE WITNESSETH, That the Grantor, **WILLIAM BETTIGA, married to CAROL L. BETTIGA,**
6600 S. Oak Park Avenue, Bedford Park

of the County of **Cook** and State of **Illinois** for and in consideration
of the sum of **Ten and no/100** Dollars (\$**10.00**),
in hand paid, and of other good and valuable considerations, receipt of which is hereby duly acknowledged, Conveys and Warrant unto
The Mid-City National Bank of Chicago, a National Banking Association, whose address is 801 West Madison Street, Chicago, Illinois, as Trustee
under the provisions of a certain Trust Agreement, dated the **1st** day of **December** 19 **96**
and known as Trust Number ****2667**** the following described real estate in the County of **Cook** and
State of Illinois, to-wit: **SEE ATTACHED EXHIBIT**

THIS DEED IS EXEMPT PURSUANT TO 35 ILCS 305/4, SEC.4.(e), FORMERLY IRS CH.120
PAR.1004(e) X
DECEMBER 1, 1996.

~~XXXXXXXX~~ THIS IS NOT HOMESTEAD PROPERTY

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 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 re-subdivide 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 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, 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 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 the authority, necessity or expediency or 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 any successor in trust, 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 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 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.

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This conveyance is made upon the express understanding and condition that neither The Mid-City National Bank of Chicago, 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 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 person or property happening in 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 the Trustee in connection with said real estate may be entered into by it, 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 whomsoever and whatsoever shall be charged with notice of this condition from the date of the filing for record of this Deed.

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 only an interest in the earnings, avails and proceeds thereof as aforesaid.

Any corporate successor to the trust business of any corporate trustee named herein or acting hereunder shall become trustee in place of its predecessor, without the necessity of any conveyance or transfer.

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 the exemption of homesteads from sale on execution or otherwise.

In Witness Whereof, the grantor aforesaid has hereunto set HIS hand and seal this 1st day of DECEMBER, 19 96
X William Bettiga (SEAL.) (SEAL.)
WILLIAM BETTIGA (SEAL.) (SEAL.)

State of ILLINOIS } S S I. MARC J. BIAGINI, a Notary Public in and for said County,
County of DUPAGE } in the state aforesaid, do hereby certify that WILLIAM BETTIGA, MARRIED TO
CAROL L. BETTIGA

personally known to me to be the same person whose name is 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.

This instrument was drafted by MARC J. BIAGINI Given under my hand and notarial seal this 1ST day of DECEMBER, 19 96

Marc J. Biagini
Notary Public

OFFICIAL SEAL
MARC J. BIAGINI
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 10/30/98

AFTER RECORDING,
MAIL TO:

THE MID-CITY NATIONAL BANK
OF CHICAGO
801 WEST MADISON STREET
CHICAGO, IL 60607

~~COOK~~ (COOK COUNTY)

TAX BILLS MAIL TO:

LITHO GRAPHIC METAL CORPORATION
6600 S. OAK PARK AVENUE, BEDFORD PARK, IL 60638

For information only insert property address.

EXEMPT

VILLAGE OF BEDFORD PARK

BY: *Linda Parker, Village Clerk*

96949365



MCB TR-102 EG

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EXHIBIT A

LEGAL DESCRIPTION

6600 SOUTH OAK PARK AVENUE, BEDFORD PARK, ILLINOIS

PARCEL: (PIN: 19-19-117-013)

THAT PART OF THE SOUTH EAST QUARTER OF THE NORTH WEST QUARTER OF SECTION NINETEEN (19), TOWNSHIP THIRTY EIGHT (38) NORTH, RANGE THIRTEEN (13), DESCRIBED AS FOLLOWS: BEGINNING AT A POINT TWENTY FIVE (25) FEET WEST OF THE EAST LINE AND SIX HUNDRED FIFTY (650) FEET NORTH OF THE SOUTH LINE OF SAID QUARTER QUARTER SECTION; THENCE WEST PARALLEL TO THE SOUTH LINE THEREOF FIVE HUNDRED FOUR AND TWENTY-THREE ONE-HUNDREDTHS (504.23) FEET; THENCE SOUTH WESTERLY TWO HUNDRED EIGHTEEN AND SIXTY-TWO ONE-HUNDREDTHS (218.62) FEET ON A CURVED LINE, CURVE CONVEX TO THE NORTH WEST RADIUS TWO HUNDRED SEVENTY-EIGHT AND NINETY-FOUR ONE HUNDREDTHS (278.94) FEET SAID CURVE BEING TANGENT TO THE LINE SIX HUNDRED FIFTY (650) FEET NORTH OF THE SOUTH LINE OF THE QUARTER SECTION AFORESAID AND ALSO TANGENT TO A DIAGONAL LINE THIRTY (30) FEET SOUTH EASTERLY OF AND PARALLEL TO A LINE RUNNING FROM THE NORTH EAST CORNER TO THE SOUTH WEST CORNER OF THE SOUTH EAST QUARTER OF THE NORTH WEST QUARTER OF SAID SECTION NINETEEN (19); THENCE SOUTH WESTERLY ALONG SAID DIAGONAL LINE ONE HUNDRED AND SIXTY-SIX ONE-HUNDREDTHS (100.66) FEET TO AN INTERSECTION WITH A CURVED LINE, CURVE CONVEX TO THE NORTH WEST RADIUS TWO HUNDRED NINETY-SIX AND NINETY-FOUR ONE-HUNDREDTHS (296.94) FEET SAID CURVE BEING TANGENT TO A LINE FIVE HUNDRED TWENTY-SIX (526) FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF THE AFORESAID QUARTER QUARTER SECTION; THENCE NORTH EASTERLY ALONG SAID CURVE ONE HUNDRED THIRTY ONE AND THREE ONE-HUNDREDTHS (131.03) FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE EASTERLY FORTY AND ONE ONE-HUNDREDTHS (40.01) FEET TO A POINT FIVE HUNDRED TWENTY-FIVE (525) FEET NORTH OF THE SOUTH LINE AND SIX HUNDRED THIRTY-ONE AND FORTY-ONE ONE HUNDREDTHS (631.41) FEET WEST OF THE EAST LINE OF THE AFORESAID QUARTER QUARTER SECTION; THENCE EAST PARALLEL TO THE SOUTH LINE OF SAID QUARTER QUARTER SECTION SIX HUNDRED SIX AND FORTY-ONE ONE-HUNDREDTHS (606.41) FEET THENCE NORTH ONE HUNDRED TWENTY-FIVE (125) FEET TO THE PLACE OF BEGINNING,

PARCEL 2 (PIN: 19-19-117-013)

96949365

THAT PART OF THE SOUTH EAST QUARTER OF THE NORTH WEST QUARTER OF SECTION NINETEEN (19), TOWNSHIP THIRTY-EIGHT (38) NORTH, RANGE THIRTEEN (13), EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT TWENTY FIVE (25) FEET WEST OF THE EAST LINE AND EIGHT

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HUNDRED (800) FEET NORTH OF THE SOUTH LINE OF SAID QUARTER QUARTER SECTION; THENCE WEST PARALLEL TO THE SOUTH LINE THEREOF THREE HUNDRED FIFTY-TWO AND EIGHTY ONE-HUNDREDTHS (352.80) FEET; THENCE SOUTH WESTERLY TWO HUNDRED EIGHTEEN AND SIXTY-TWO ONE-HUNDREDTHS (218.62) FEET ON A CURVED LINE, CURVE CONVEX TO THE NORTH WEST RADIUS TWO HUNDRED SEVENTY-EIGHT AND NINETY-FOUR ONE-HUNDREDTHS (278.94) FEET; SAID CURVE BEING TANGENT TO THE LINE EIGHT HUNDRED (800) FEET NORTH OF THE SOUTH LINE OF THE QUARTER QUARTER SECTION AFORESAID AND ALSO TANGENT TO A DIAGONAL LINE THIRTY (30) FEET SOUTH EASTERLY OF AND PARALLEL TO A LINE RUNNING FROM THE NORTH EAST CORNER TO THE SOUTH WEST CORNER OF THE SOUTH EAST QUARTER OF THE NORTH WEST QUARTER OF SAID SECTION NINETEEN (19); THENCE SOUTH WESTERLY ALONG SAID DIAGONAL TWO HUNDRED TWELVE AND FORTY-SEVEN ONE-HUNDREDTHS (212.47) FEET TO THE POINT OF TANGENCY OF A CURVED LINE, CURVE CONVEX TO THE NORTH WEST RADIUS TWO HUNDRED SEVENTY-EIGHT AND NINETY-FOUR ONE-HUNDREDTHS (278.94) FEET; THENCE NORTH EASTERLY ALONG SAID CURVE TWO HUNDRED EIGHTEEN AND SIXTY-TWO ONE-HUNDREDTHS (218.62) FEET TO THE POINT OF TANGENCY OF SAID CURVE LYING ON A LINE SIX HUNDRED FIFTY (650) FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF SAID QUARTER QUARTER SECTION AFORESAID THENCE EAST ALONG SAID LINE FIVE HUNDRED FOUR AND TWENTY-THREE ONE-HUNDREDTHS (504.23) FEET TO A POINT TWENTY-FIVE (25) FEET WEST OF THE EAST LINE OF SAID QUARTER QUARTER SECTION; THENCE NORTH ONE HUNDRED FIFTY (150) FEET TO THE PLACE OF BEGINNING IN COOK COUNTY, ILLINOIS.

Permanent Index No. 19-19-117-013-0000

Common Street Address: 6600 South Oak Park Avenue
Bedford Park, IL.

96949365

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

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 DECEMBER 1, 1996

STATE OF ILLINOIS)
) SS:
COUNTY OF COOK)

[Signature]
GRANTOR OR AGENT

Subscribed and sworn to before me this 1ST day of DECEMBER, 1996



My commission expires: 96949365

[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 DECEMBER 1, 1996

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

[Signature]
GRANTOR OR AGENT

Subscribed and sworn to before me this 1ST day of DECEMBER, 1996.



My commission expires:

[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 a Class A misdemeanor for subsequent offenses.

(Attach to Deed or ABI to be recorded in Cook County, if exempt under provisions of Section 4 of Illinois Real Estate Transaction Tax Act)

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COOK COUNTY CLERK'S OFFICE
JAN 21 2011
CHICAGO, ILL 60601

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JAN 21 2011
CHICAGO, ILL 60601