PAGE 1

EFICIAL COPY Form No. 31R AMERICAN LEGAL FORMS

DEED IN TRUST

CAUTION. Consult a lawyer before using or acting under this form. Neither including any warranty of merchantability or fitness for a particular nurpose.

THE GRANTOR (NAME AND ADDRESS)

PATRICIA A. JOCHENS, a widow not since remarried 9127 South 55th Avenue Oak Lawn, IL 60453

200K COUN**TY** ESSE WHITE RIDGEVIEW OFFICE

96959857

0001 RECORDIN 4 MAIL 96959857 H

27.00 0.50

16:09

(The Above Space For Reproducts tige Only)

ODD4 MCH

| Village or | | Action to the state of | |
|---|--------------------------------|--|---------------------------------------|
| of the Oak Lawn County of the sum of TEN (30/00 | Cook | , and State of Illinois, in | consideration |
| of the sum of TEN (NO/00) which is hereby convey | Dollars, and other good a | ind valuable consideration, A PETERSON | the receipt of |
| as Trustee under the ware and provision | ne of a cortain True! Agreense | on duted the 10th | · |
| which is hereby acknowledged hereby convey as Trustee, under the terms and provision day of December, 19 96 | and designated as Trust No. | 1 | , and to |
| any and all successors as Trustee appointed under described real estate: (See reverse side for legi- | er said Trust Agreement, or wh | io may be legally appointed, | the following |
| Permanent Index Number (PIN): 24- | 04-302-037 | | · · · · · · · · · · · · · · · · · · · |
| | 0, | | |
| Address(cs) of Real Estate: 9127 South | 55ch Avenue, Oak | Lawn, IL 60453 | |
| • | | | |

TO HAVE AND TO HOLD said real estate and appurtenances appreto upon the trusts set forth in said Trust Agreement and for the following uses:

- 1. The Trustee (or Trustees, as the case may be), is invested with the following powers: (a) to manage, improve, divide or subdivide the trust property, or any part thereof, (b) To sell on any terms, grant options to purchase, contract to sell, to convey with or without consideration, to convey to a successor or successors in trust, any or all of the title and estate of the trust, and to grant to such successor or successors in trust all the provers vested in the Trustee, (c) To mortgage, encumber or otherwise transfer the trust property, or any interest therein, as security for advances or loans, (d) To dedicate parks, street, highways or alleys, and to vacate any portion of the premises (e) To lease and enter into leases for the whole or part of the premises, from time to time, but any such leasehold or renewal shall not exceed a langle term of 199 years, and to renew, extend or modify any existing lease.
- 2. Any party dealing with the Trustee with regard to the trust property, whether by contract, sale, and gage, lease or otherwise, shall not be required to see to the application of the purchase money, loan proceeds, rental or other consideration given, nor shall be required to see that the terms of the trust have been complied with, or to enquire into the powers and authority of the Trustee, and the execution of every contract, option, deal, mortgage or other instrument dealing with the trust property, shall be conclusive evidence in favor of every person relying upon or claiming under such conveyance or other instrument; that at the time of the execution and delivery of any of the aforesaid instruments, the Trust Agreement above described was in full force and effect; that said instrument so executed was pursuant to and in accordance with the authority granted the Trustee, and is binding upon the beneficiary or beneficiaries under said Trust Agreement; and if said instrument is executed by a successor or successors in trust, that he or they were duly appointed and are fully invested with the title, estate, rights, powers and duties of the preceding Trustee.
- 3. The interest of each and every beneficiary under said Trust Agreement and hereunder, and of all persons claiming under any of the beneficiaries, shall be only in the earnings, avails and proceeds arising from the sale or other disposition of the trust property, and such interest is hereby decurred to be personal property only, and the beneficiary or beneficiaries. of the trust shall not have any title or interest therein, legal or equitable, except as stated.

| 4. In the event of the inability, refusal of the Trustee herein named, to act, or upon his removal from the County | | | |
|---|--|--|--|
| is then appointed as Successor Trustee herein with like powers and authority as is vested in the Trustee named herein. | | | |
| All of the covenants, conditions, powers, rights and duties vested hereby, in the respective parties, shall inure to and be binding upon their heirs, legal representatives and assigns. | | | |
| If the title to any of the above real estate now is or hereafter shall be registered, the Registrar of Titles is directed not to register or note in the Certificate of Title, duplicate thereof, or memorial, the words "in trust" or "upon condition", or "with limitation", or words of similar import, in compliance with the statute of the State of Illinois in such case made and provided. | | | |
| The Grantor hereby waive s and release s any and all right and benefit under and by virtue of the Statutes Statutes of the State of Illinois providing for the exemption of homestead from sale or execution or otherwise. | | | |
| PLEASE PRINT OR PATRICIA A. JOCHENS DATED this 10th day of December 19 96 (SEAL) | | | |
| TYPE NAME(S) BELOW SIGNATURE(S) (SEAL) | | | |
| State of Illinois, County of COCK ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that PATRICIA A. JOCHENS, a widow not since | | | |
| "OFFICIAL SEAL" ANTHONY J. LEPORE Notary Public, State of Illinois My Commission Suplice 7/5/97 Temarried rersonally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in terson and acknowledged that she signed, sealed and delivered the sail instrument as her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the | | | |
| IMPRESS SEAL HERE right of homestony. | | | |
| Given under my hand and official seal, this | | | |
| Commission expires July 6 1997 MARY OSCIE (1) | | | |
| This instrument was prepared by ANTHONY J. LEPORE, 2940 West 95th Street, | | | |
| Evergreen Park, IL 60805 | | | |
| Argal Description | | | |
| SEE LEGAL ATTACHED HERETO | | | |
| Section 4. Real Estate Transfer Tax Act | | | |
| Sulfar of Registernial Land 196959857 | | | |
| SEND SUBSIQUENT TAX BILLS 10- | | | |
| ANTHONY J. IRPORE PATRICIA A. JOCHENS (Name) | | | |
| MAIL TO: 2940 West 95th Street 9127 South 55th Avenue | | | |
| Evergreen Park, IL 60805 Oak Lawn, Il 60453 | | | |
| (City, State and Zip) (City, State and Zip) OFF PRECORDER'S OFFICE BOX NO. | | | |

LEGAL DESCRIPTION

Lots 35 and 36 in Block 6 in L. E. Crandall's Oak Lawn Subdivision, a Subdivision of the West 1/2 of the Southwest 1/4; the West 8 acres of the East 1/2 of the Southwest 1/4; also a piece commencing on the North line of the East 1/2 of the Southwest 1/4 8 rods East of the West line of said East 1/2, thence South 160 rods to the center of the highway, thence East in the center of the highway 13 rods, thence North parallel with the West line of the said East 1/2, 783 feet more or less to a point opposite the center of Oak Street, thence East 23-1/2 rods, thence North to the North line of North Street, thence East to the East line of said 1/4 Section, Syth.
Se of be Cook Counce

ty: 9127 South =

24-04-302-037 thence North to the North line of said 1/4 Section, thence West to the place of beginning, all in Section 4, Township 37 North, Range 13, in Cook County, Illinois.

Property: 912% South 55th Avenue, Oak Lawn, IL 60453

可以可以的可以的

Property of Cook County Clerk's Office

STATE OF ILLINOIS) SS. COUNTY OF COOK)

AFFIDAVIT

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 in 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 Taws of the State of Illinois.

Grantor-Attornay

SUBSCRIBED and SWORN co

before me this

___caay

"OFFICIAL SEAL"
SUSAN ZEMAITIS

Notary Public, State of Illinois
My Commission Expires 6/8/87

Notary Public

The name of the grantee shown on the deed or assignment of beneficial interest in the 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 real estate in Illinois, or other entity recognized as a person and authorized to do business on acquire and hold title to real estate under the laws of the State/of/Illinois.

Grantee-Attochey

SUBSCRIBED and SWORN to

before me this

96959857

_/ /

"OFFICIAL SEAL"

SUSAN ZEMAITIS

Notary Public, State of Illinois

My Commission Expires 9/6/97

Property of Cook County Clerk's Office