

# UNOFFICIAL COPY

## WARRANTY DEED IN TRUST

Exempt under provisions of  
Paragraph 2, Section 4  
Real Estate Transfer Tax Act.

7-28-95  
Date  
[Signature]  
Buyer, Grantor  
or Representative

DEPT-03 RECORDING 125.00  
190015 TRAIL 1007 02/05/96 10144106  
SALES ACT \*-96-094207  
COOK COUNTY RECORDER

**-96-094207**

The above space is for the recorder's use only

THIS INDENTURE WITNESSETH That the Grantor, Michael Klugger  
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 the hand paid, and of other good and valuable considerations, receipt of which is  
hereby duly acknowledged, Convey(s) and Warranty(s) unto MIDWEST TRUST SERVICES, INC., a corporation duly  
organized and existing as a corporation under the laws of the State of Illinois, and duly authorized to accept and execute  
trusts with the State of Illinois, as Trustee under the provisions of a certain Trust Agreement, dated the 30th day of  
March 19 90, and known as Trust Number 90-5959, the following described real estate  
in the County of Cook and State of Illinois, to-wit:

Lot 91 in Winston Park Unit Number 1, being a Subdivision of part  
of the Northeast 1/4 of Section 3, Township 39 North, Range 12,  
East of the Third Principal Meridian, according to the Plat  
thereof recorded July 6, 1955, as Document Number 16291419, in  
Cook County, Illinois.

PIN: 15-03-215-002

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 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 thereafter, 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 now 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 of any act of said Trustee, or be obliged or privileged to inquire into any of the terms of said Trust

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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 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.

This conveyance is made upon the express understanding and condition that neither The Midwest Trust Services, Inc., individually or as Trustee, nor its successor or successors in trust shall incur any personal liability or be subjected to any claim, judgement 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 provision of this Deed or said Trust Agreement or any amendment or any amendment thereto, or for injury to person or property happening in or about said real estate, and any 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 the name of the then beneficiaries under said Trust Agreement as their attorney-in-fact, hereby irrevocable appointed for such purposes, or by 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 discharged thereof). All persons and corporations who know or 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 earning, 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, but only an interest in the earning, avails and proceeds thereof as aforesaid, the intention hereof being to vest in said The Midwest Trust Services, Inc. the entire legal and equitable title in fee simple, in and to all of the real estate above described.

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.

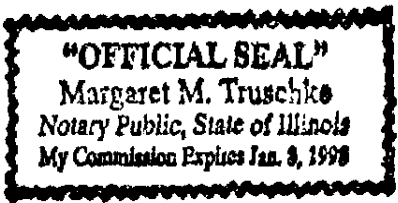
And the said grantor hereby expressly waive and release any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

In Witness Whereof, the grantor(s) aforesaid has hereunto set his hand(s) and seal(s) this 25th day of July 1995.

\_\_\_\_\_  
Michael Klugger (SEAL) \_\_\_\_\_ (SEAL)  
\_\_\_\_\_  
Michael Klugger (SEAL) \_\_\_\_\_ (SEAL)

STATE OF ILLINOIS }  
COUNTY OF COOK } SS

I, Margaret M. Truschke a Notary Public in and for said County, in the state aforesaid, do hereby certify that \_\_\_\_\_  
Michael Klugger



personally 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 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. Given under my hand and notarial seal this 25th day of July 1995.

\_\_\_\_\_  
Margaret M. Truschke  
Notary Public

GRANTEE'S ADDRESS:  
MIDWEST TRUST SERVICES, INC.  
1606 N. Harlem Avenue  
Elmwood Park, Illinois 60635

1216 Hirsch, Melrose Park, IL  
For information only insert street address of above described property.

7021-6696

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## STATEMENT BY GRANTOR AND GRANTEE

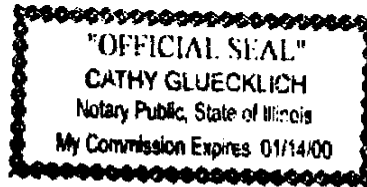
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois Corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 7-25, 1995

Signature: Margaret J. [Signature]  
Grantor or Agent

Subscribed and sworn to before me by the said Agent  
this 25<sup>th</sup> day of July, 1995.

Notary Public Cathy Gluecklich



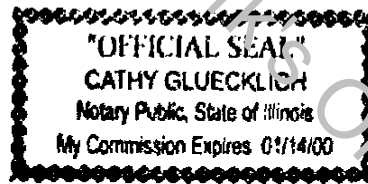
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois Corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois a 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 7-25, 1995

Signature: Margaret J. [Signature]  
Grantee or Agent

Subscribed and sworn to before me by the said Agent  
this 25<sup>th</sup> day of July, 1995.

Notary Public Cathy Gluecklich



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 A/B/I to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

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