

# UNOFFICIAL COPY

DEED IN TRUST

96216005



DEPT-01 RECORDING \$25.50  
 T40010 TRAN 4442 03/21/96 11:27:00  
 #6074 CJ \*-96-216005  
 COOK COUNTY RECORDER

The above space is for the recorder's use only

THIS INDENTURE WITNESSETH, that the Grantor Louis Presta, married to Jeannie Presta

of the County of Cook and State of Illinois  
of Ten (10)

for and in consideration  
Dollars, and other good  
uses

and valuable considerations in hand paid, Conveys and warrants  
PINNACLE BANK, an Illinois Banking Corporation, as Trustee under the provisions of a trust agreement dated the  
14th day of March, 1996, known as Trust  
Number 11292, the following described real estate in the County of  
and State of Illinois, to wit:

NON HOMSTEAD PROPERTY

25.50

LOT 45 AND THE NORTH 15 FEET OF LOT 44 IN BLOCK 2 IN KEEFE'S ADDITION TO LAVERGE, A  
SUBDIVISION OF THE SOUTH 20 ACRES OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 30,  
TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY,  
ILLINOIS.

THIS TRANSACTION IS EXEMPT UNDER  
PARAGRAPH 27 OF THE BERWYN CITY  
CODE SEC. 18-38 AS A REAL ESTATE  
TRANSACTION.  
DATE 3-15-96 TELLER [Signature]

96216005

Commonly Known as: 3003 South Wesley Avenue, Berwyn, Illinois 60402  
Permanent Index Number: 16-30-417-042 (002)

41703341049

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the uses and purposes herein and  
in said trust agreement set forth.

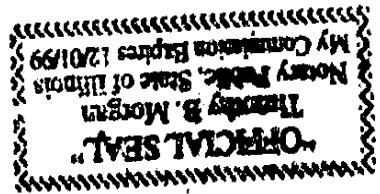
Full power and authority is hereby granted to said trustee to improve, manage, protect, and subdivide said premises or  
any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to resubdivide  
said property as often as desired, to contract to sell, or 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 present or 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 property, or any part thereof, for other real or personal property, to grant easements or

GRANTOR'S ADDRESS:  
PINNACLE BANK  
TRUST DEPARTMENT  
6000 WEST CERMAK ROAD  
CICERO, ILLINOIS 60630  
(RECORDER'S BOX NO. 284)

3003 South Wesley  
Berwyn, Illinois 60402

For information only insert street address of  
above described property.

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STATE OF ILLINOIS  
COUNTY OF COOK  
SS

personally known to me to be the same person whose name is \_\_\_\_\_  
acknowledged that he signed, sealed and delivered the said  
instrument as \_\_\_\_\_ 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 \_\_\_\_\_ 15  
day of March 19 96

*Thomas B. Morgan*  
*[Signature]*

I, the undersigned, a Notary Public in and for said County, in the State aforesaid  
do hereby certify that \_\_\_\_\_  
Louis Presta, is married to  
\_\_\_\_\_ Jeanne Presta

THIS INSTRUMENT PREPARED BY:  
T. MORGAN & MAIL CO.  
8855 S. Ridgeland  
Oaklawn, Ill. 60453



In Witness Whereof, the grantor \_\_\_\_\_ and seal  
\_\_\_\_\_ 15th day of March 19 96  
(SEAL) \_\_\_\_\_  
(SEAL) \_\_\_\_\_

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 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 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 the 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 hereunder, (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 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 it, his or their predecessor or 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.  
And the said grantor hereby expressly waives \_\_\_\_\_ 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  
sales on execution or otherwise.

COOK COUNTY

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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 3-15-96, 19

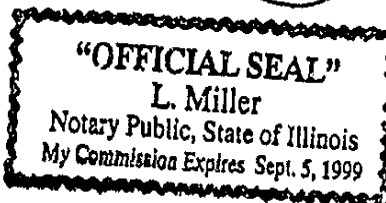
SIGNATURE: \_\_\_\_\_

GRANTOR OR AGENT

SUBSCRIBED AND SWORN TO BEFORE ME BY THE SAID \_\_\_\_\_ THIS

15 DAY OF March, 1996

NOTARY PUBLIC L. Miller



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 3-15, 1996

SIGNATURE: \_\_\_\_\_

GRANTEE OR AGENT

SUBSCRIBED AND SWORN TO BEFORE ME BY THE SAID \_\_\_\_\_ THIS

15 DAY OF March, 1996

NOTARY PUBLIC L. Miller



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 OFFENSE.

(ATTACH TO DEED OR ABI TO BE RECORDED IN COOK COUNTY, ILLINOIS, IF EXEMPT UNDER PROVISIONS OF SECTION 4 OF THE ILLINOIS REAL ESTATE TRANSFER TAX ACT.)

REC-16105

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Property of Cook County Clerk's Office

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