

Deed in Trust

WARRANTY DEED

96338449

EVERGREEN BANK

1101 West 95th Street  
Evergreen Park, Illinois 60642  
(708) 422-6700

DEPT-01 RECORDING \$29.00  
T#0012 TRAN 0433 05/03/96 09:48:00  
#7579 & ER #-96-338449  
COOK COUNTY RECORDER

76-08-17X-DJ (BT)

This Indenture Witnesseth, That the Grantor, Genevieve M. Del Beccato McCowan (a/k/a) Genevieve M. McCowan, a widow, Terence V. McCowan, never married, Virginia A. McCowan married to Daniel Bishop

of the County of Cook and State of Illinois for and in consideration of TEN (\$10.00) and no/100 Dollars, and other good and valuable considerations in hand paid, Convey and Warrant unto 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 9th day of June, 19 76, known as Trust Number 3913

the following described real estate in the County of Cook and State of Illinois, to-wit:  
their entire undivided 1/4 interest in See Exhibit A attached hereto

Property Address: 159th Street and 88th Avenue, Orland Park, Illinois

Permanent Tax Identification Note: 27-23-100-004/005 affects subject premises and other property

Grantee's Address: 1101 West 95th Street, Evergreen Park, Illinois 60642

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, 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 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 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 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.

96338449

291

# UNOFFICIAL COPY

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.

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 in such case made and provided.

And the said grantors 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. Daniel Bishop signs this deed solely for the purpose of waiving his homestead rights, if any.

In Witness Whereof, the grantor(s) aforesaid have hereunto set their hand(s) and seal(s) this \_\_\_\_\_ day of April, A.D. 19 96

(SEAL) Genevieve M. McGowan Terence V. McGowan (SEAL)  
Genevieve M. McGowan Terence V. McGowan

(SEAL) Virginia A. McGowan Daniel Bishop (SEAL)  
Virginia A. McGowan Daniel Bishop

NOTE: PLEASE TYPE OR PRINT NAME BELOW ALL SIGNATURES.

State of Illinois

County of Cook

I, Benjamin D. Steiner a Notary Public in and for said County, in the State aforesaid, do hereby certify that Genevieve M. McGowan, Terence V. McGowan, Virginia A. McGowan and Daniel Bishop

personally known to me to be the same person(s) whose name(s) subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as their 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 seal this \_\_\_\_\_ day of \_\_\_\_\_ A.D. 19 96

OFFICIAL SEAL  
BENJAMIN D. STEINER  
NOTARY PUBLIC STATE OF ILLINOIS  
MY COMMISSION EXPIRES \_\_\_\_\_  
My commission expires \_\_\_\_\_

95338449

Impress seal here

Mail recorded instrument to:  
PATRICK J. GRIFFIN  
10001 S. ROBINSON ROAD  
PAOIS, ILL. 60465

Mail future tax bills to:  
Suzanne B. ...  
12630 S. 69th Ave  
PAOIS, ILLINOIS, IL 60463

This instrument was prepared by:



UNOFFICIAL COPY

Property of Cook County Clerk's Office



UNOFFICIAL COPY

Property of Cook County Clerk's Office

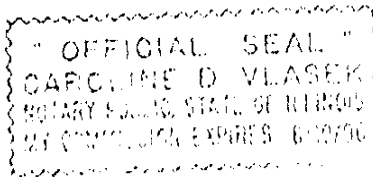
STATEMENT BY GRANTOR AND GRANTEE  
**UNOFFICIAL COPY**

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 and hold title to real estate under the laws of the State of Illinois.

Dated May 2, 1996 Signature: [Signature]  
Grantor or Agent

Subscribed and sworn to before me by the  
said Ben Stearns  
this 2nd day of May  
1996.

Caroline D. Vlasek  
Notary Public

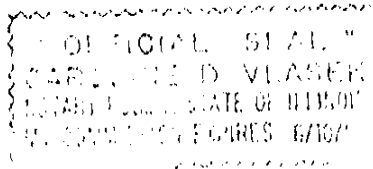


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 May 2, 1996 Signature: [Signature]  
Grantee or Agent

Subscribed and sworn to before me by the  
said Ben Stearns  
this 2nd day of May  
1996.

Caroline D. Vlasek  
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 of a Class A misdemeanor for subsequent offenses.

[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.]

UNOFFICIAL COPY

Property of Cook County Clerk's Office