

UNOFFICIAL COPY

WARRANTY DEED
IN TRUST

97420968

COOK COUNTY
RECORDER
JESSE WHITE
MAYWOOD OFFICE

0001
RECORDING \$ 2.00
MAILINGS \$ 2.50
97420968 \$ 2.50
SUBTOTAL \$ 7.00
CHECKS \$ 0.00

2 PURC CTR
0005 MCH 9:48

06/13/97

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor Genevieve Brest, a widow and not since remarried of the County of Cook and State of Illinois for and in consideration of Ten and No/100 Dollars, and other good and valuable considerations in hand paid, Convey s and Warrant Quitclaim unto the BANK OF LYONS, an Illinois banking association, whose address is 8601 W. Ogden Avenue, Lyons, Illinois 60534, as Trustee under the provisions of a trust agreement dated the 6th day of June 19 97, known as Trust Number 4195 the following described Real estate in the County of Cook and State of Illinois, to-wit:

Lot 14 in Block 2 in First Addition to McIntosh's Metropolitan Elevated Subdivision, being a Subdivision of that part in the Southwest $\frac{1}{4}$ lying North of the South 1271.3 feet of the South 300 acres of Section 19, Township 39 North, Range 13, East of the Third Principal Meridian, also Blocks 78, 79 and 80 in the Subdivision of Section 19, (except the South 300 acres thereof) in Cook County, Illinois.

THIS TRANSACTION IS EXEMPT UNDER PARAGRAPH D OF THE BERWYN CITY CODE SEC. 18-38 AS A REAL ESTATE TRANSACTION.

PERMANENT TAX NUMBER: 16-19-306-016
STREET ADDRESS: 1641 Kenilworth, Berwyn, IL 60402

DATE 6-10-97 TELLER TS

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.

THIS INSTRUMENT DOES NOT AFFECT THE TAX BILL OF THE GRANTEE UNLESS THE GRANTEE PROVIDES THE NECESSARY INFORMATION TO THE TAX OFFICE WITHIN THE SPECIFIED TIME PERIOD.

Genevieve Brest June 6, 97

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 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 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

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it would be lawful for any person making the same to deal with the same whether similar to or different from the ways above specified, at any time or times thereafter.

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 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 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.

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 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 _____ aforesaid has _____ hereunto set her hand _____ and seal _____ this 10th day of June 19 97

Genevieve Brest (Seal) _____ (Seal)
Genevieve Brest

(Seal) _____ (Seal)

STATE OF ILLINOIS,
COUNTY OF Cook SS.

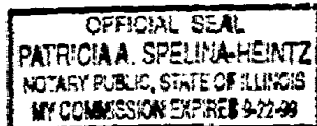
I, Patricia A. Spelina-Heintz, a Notary Public in and for said County, in the state aforesaid, do hereby certify that
Genevieve Brest

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 they signed, sealed and delivered the said instrument as her 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 10th day of June 19 97

Patricia A. Spelina-Heintz
Notary Public

After recording return to:
BANK OF LYONS
Land Trust Department
6601 W. Ogden Avenue
Lyons, IL 60534



THIS INSTRUMENT WAS PREPARED BY:

97420968

STATEMENT BY GRANTOR AND GRANTEE

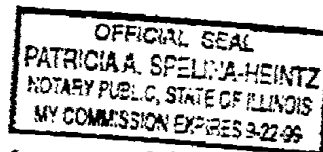
The Grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 June 6, 1997

Signature Gene Brent
Grantor or Agent

Subscribed and sworn to before me by the said Grantor this 6th day of June, 1997.

Patricia A. Spelina-Heintz



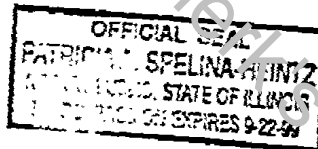
The Grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, a partnership, an Illinois corporation, or a foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, or other entity so recognized and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated June 6, 1997

Signature Heather
Grantee or Agent

Subscribed and sworn to before me by the said Grantee this 6th day of June, 1997.

Patricia A. Spelina-Heintz



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 Act.

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Property of Cook County Clerk's Office