

# UNOFFICIAL COPY



Southwest  
Financial Bank and Trust Company

## WARRANTY DEED IN TRUST

This Indenture Witnesseth, That the Grantor  
THOMAS HUGHES AND MARY R. HUGHES  
HIS WIFE

97456494

of the County of Cook  
and the state of Illinois

DEPT-01 RECORDING \$25.50  
T0004 TRAN 1827 06/24/97 15:12:00  
4792 SA \*-97-456494  
COOK COUNTY RECORDER

for and in consideration of \_\_\_\_\_

TEN AND NO/100 Dollars,  
and other good and valuable consideration in hand  
paid, Convey and Warrant unto  
Southwest Financial Bank and Trust Company, an  
Illinois banking corporation, its successor or suc-  
cessors as Trustee under the provisions of a trust

agreement dated the 1st day of April, 1997 known as Trust Number 1-0949

the following described real estate in the County of Cook and State of Illinois, to-wit:

Lot 4 in Leahy and Nagle's 111th Street Subdivision of Lots 61  
and 62 in Longwood Acres, a Subdivision of the Northeast Quarter,  
the East Half of the Northwest Quarter and the West Half of the  
Southeast Quarter of Section 15, Township 37 North, Range 13,  
East of the Third Principal Meridian, in Cook County, Illinois.

Exempt under provision of Paragraph 4, Section 4,  
Real Est. to Trans. Tax Act

5/20/97  
Date [Signature]  
Buyer/Seller Representative

Property Address: 4312 W. 111th St., Oak Lawn, IL 60453

Permanent Real Estate Index No. 24-15-416-034

To have and to hold the said premises with the appurtenances, upon the trusts and for 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 present or in  
future, and upon any terms and for any period or periods of times, 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.

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In no case shall any party dealing with said trustee in relation to said premises, or to whom said premises or any party thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, to 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 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 the above lands is now or hereafter registered, the Registrar of Titles is hereby directed not to register or make 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 cases 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<sup>s</sup>                      aforesaid ~~has~~ have hereunto set their hand<sup>s</sup> and seal<sup>s</sup> this 1st day of April, 1997

(SEAL) *Thomas Hughes*  
THOMAS HUGHES

*Mary R. Hughes* (SEAL)  
MARY R. HUGHES

State of Illinois

County of Cook SS.

I, Joan A. Mehring a Notary Public

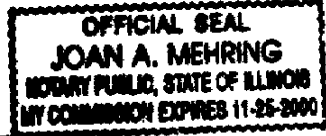
in and for said County, in the State aforesaid, do hereby certify that  
THOMAS HUGHES AND MARY R. HUGHES, HIS WIFE

personally known to me to be the same person<sup>s</sup>  
whose name<sup>s</sup>                      are                      subscriber<sup>s</sup> to the foregoing instrument,  
appeared before me this day in person and acknowledges 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                      seal this 1st day of April A.D. 1997

*Joan A. Mehring*  
Notary Public

After Recording Mail to: SOUTHWEST FINANCIAL BANK AND TRUST COMPANY  
9901 South Western Avenue  
Chicago, Illinois 60643  
(773) 778-6000



Prepared By: DAVID A. BERAN  
11800 S. 75th Avenue  
Palos Heights, IL 60463

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STATEMENT BY GRANTOR AND GRANTEE  
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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 April 1, , 1997

Signature: \_\_\_\_\_

[Signature]  
Grantor or Agent

Subscribed and sworn to before me by the said agent this 1st day of April, 1997.

Notary Public \_\_\_\_\_

[Signature]



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 April 1, , 19 97

Signature: \_\_\_\_\_

[Signature]  
Grantee or Agent

Subscribed and sworn to before me by the said agent this 1st day of April, 1997.

Notary Public \_\_\_\_\_

[Signature]



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 the provisions of Section 4, of the Illinois Real Estate Transfer Tax Act.)

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