

# UNOFFICIAL COPY

## WARRANTY DEED IN TRUST

### 97481198

THIS INDENTURE WITNESSETH, that the Grantor, JOSEPH E. LAMBERTA

DEPT OF RECORDING 225.00  
TRAN 8728 07/02/97 02:42:08  
TR 97-481198  
COOK COUNTY RECORDER

of the County of COOK and State of Illinois for and in consideration of TEN dollars, and other good and valuable considerations in hand paid, conveys and warrants unto the GREATBANC TRUST COMPANY, an Illinois Corporation, as Trustee under the provisions of a Trust Agreement

(Reserved for Recorder's Use Only)

dated the 21st day of April, 1997,

known as Trust Number 7912, the following described real estate in the County of COOK and State of Illinois, to wit:

LOTS 27 NAD 28 (EXCEPTING THEREFROM THE EAST 1/2 OF VACATED ALLEY LYING WEST AND ADJOINING SAID LOTS) IN BLOCK 5 IN KEENEY'S SECOND ADDITION TO COLUMBIA HEIGHTS IN THE NORTH 1/2 OF THE SOUTH EAST 1/4 OF SECTION 32 AND THE NORTH WEST 1/4 OF THE SOUTH WEST 1/4 OF SECTION 33, TOWNSHIP 35 NORTH, RANGE 1, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

EXEMPT UNDER PROVISIONS OF PARAGRAPH E, SECTION 4, REAL ESTATE TRANSFER TAX ACT. 6/17/97

Permanent Tax Number: 32-22-300-032-0000 AND 32-33-300-033-0000

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 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.

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

Street address of above described property: 15 East 30th Place, Steger, Illinois 60475

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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 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 s and release s 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 his hand and seal this day of May, 1997.  
Joseph Lamberta (Seal) \_\_\_\_\_ (Seal)  
\_\_\_\_\_ (Seal) \_\_\_\_\_ (Seal)

STATE OF ILLINOIS I, Beth Baker a Notary Public in and for said County,  
COUNTY OF SS in the state aforesaid, do hereby certify that

JOSEPH E. LAMBERTA

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 instruments 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 day of May, 1997.

Beth A. Baker  
Notary Public

Mail this recorded instrument to:

GreatBanc Trust Company  
20900 S. Western Ave.  
Olympia Fields, IL 60461



Mail future tax bills to:

Joseph E. Lamberta  
17417 Greenbay Ave.  
Lansing, Illinois 60438

This instrument prepared by:

Thomas J. Somer  
2555 W. Lincoln Hwy - 202  
Olympia Fields, Illinois 60461

**GTC**  
**GREATBANC TRUST COMPANY**

Olympia Fields, Illinois  
Aurora, Illinois

92781198

Property of Cook County Clerk's Office

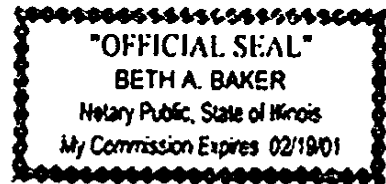
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## STATEMENT BY GRANTOR AND GRANTEE

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: June 17, 1997 Signature: [Signature]  
Grantor or Agent

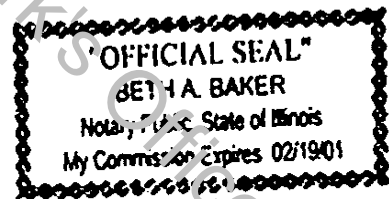
Subscribed and Sworn to before  
me by the said Agent  
this 17 day of June,  
1997.  
Notary Public Beth A. Baker



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: June 17, 1997 Signature: [Signature]  
Grantee or Agent

Subscribed and sworn to before  
me by the said Agent  
this 17 day of June,  
1997.  
Notary Public Beth A. Baker



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

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