

UNOFFICIAL COPY

 Southwest
Financial Bank and Trust Company

WARRANTY DEED IN TRUST

**COOK COUNTY
RECORDS
JESSE WHITE
BRIDGEVIEW OFFICE**

This Indenture Witnesseth, That the Grantor
Irvin B. Schmakel and Adeline

Schmakel, as Trustees of the
Schmakel Family Trust
of the County of Cook

and the State of Illinois

for and in consideration of Ten & 00/100
(\$10.00) Dollars,

97506005

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

0001
RECORDING \$ 25.00
MAIL \$ 0.50
97506005 #
SUBTOTAL 25.50
CHECK 25.50

agreement dated the 20 day of June 19 97 known as Trust Number 1-1454

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

07/15/97 2 PURC CTR
0018 MCH 14:04

Lot 2 in Ginger Estates, being a Subdivision of Lots 8, 9 and 10 in the
Resubdivision of Block 11 in Sauk Trail Estates Subdivision of part of
Section 26, Township 35 North, Range 13 East of the Third Principal
Meridian, lying East of the Easterly right of way line of the Illinois
Central Railroad Company according to the plat recorded April 6, 1945 as
document 13480686 and according to the plat of said Resubdivision recorded
May 28, 1945 as document 13517971 in Cook County, Illinois.

2 Thomas Court, Richton Park, Illinois 60471

Property Address:

31-26-303-040-0000

Permanent Real Estate Index No.

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 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.

EXEMPT UNDER FEDERAL ESTATE TAX ACT SEC. 4
PAR. E & COOK COUNTY ORD. 93104 PAR. E

DATE

SIGN

97506005

7-7-97 [Signature]

\$ 25.50

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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, 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 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 cases made and provided.

And the said grantor S 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 S aforesaid has _____ hereunto set their hands and seal S this 7th day of July, 1997

(SEAL) Irvin B. Schmakel
Irvin B. Schmakel

Adeline Schmakel (SEAL)
Adeline Schmakel

State of Illinois
County of Cook

S.A.

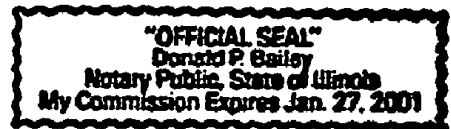
I, _____ the undersigned _____ a Notary Public in and for said County, in the State aforesaid, do hereby certify that _____ Irvin B. Schmakel and Adeline Schmakel, as Trustees of the Schmakel Family Trust

personally known to me to be the same person S whose name S are _____ subscribed 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 and seal this 7th day of July A.D. 1997
Donald P. Bailey
Notary Public

After Recording Mail to: **SOUTHWEST FINANCIAL BANK AND TRUST COMPANY**
9901 S. Western Ave.
Chicago, Illinois 60643
(312) 779-6000

Prepared By: Donald P. Bailey, Attorney at Law
14300 S. Ravinia
Orland Park, IL 60462



97506005

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 7/10, 1997

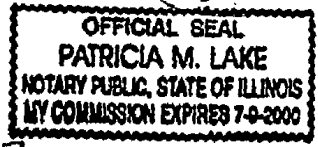
Signature: [Signature]
Grantor or Agent

Subscribed and sworn to me

by the said JOSEPH D MARZALEK

this 10th day of JULY, 1997

Notary Public Patricia M. Lake



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 7/10, 1997

Signature: [Signature]
Grantee or Agent

Subscribed and sworn to me

by the said JOSEPH D MARZALEK

this 10th day of JULY, 1997

Notary Public Patricia M. Lake



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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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Property of Cook County Clerk's Office