

UNOFFICIAL COPY

Deed in Trust

WARRANTY DEED

EVERGREEN BANK

3101 West 95th Street
Evergreen Park, Illinois 60805
(708) 422-6700

97556986

DEPT-01 RECORDING \$25.50
T#5555 TRAN 3934 07/31/97 14:38:00
#7847 # JJ #-97-556986
COOK COUNTY RECORDER

This Indenture Witnesseth, That the Grantors WILLIAM SIMS and STELLA SIMS, his wife,

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 the 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 14th day of May, 1983, known as Trust Number 7304 the following described real estate in the County of Cook and State of Illinois, to-wit:

Lot 23 and the South 7 feet of Lot 24 in Block 35 in F.H. Bartlett's City of Chicago Subdivision of Lots 2 and 3 in Assessor's Subdivision of Section 34, Township 38 North, Range 13 East of the Third Principal Meridian (except that part of East 129 feet of the West 1/2 of the southwest 1/4 in said Section 34 as lies in said Lot 3 and except railroad) in Cook County, Illinois.

Exempt pursuant to "Section 31-45 (a)" of the "Real Estate Transfer Tax Law"

5-21-97
Date

William A. Sims
Representative

97556986

Property Address: 8409 South Kostner, Chicago, Illinois 60652

Permanent Tax Identification No(s): 19-34-408-028-0000

Grantee's Address: 3101 West 95th Street, Evergreen Park, Illinois 60805

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 present 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.

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 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 § William Sims and Stella Sims hereunto set their hands _____ and seal § this 21st day of May A.D. 19 97

(SEAL) William Sims (SEAL) Stella Sims
WILLIAM SIMS **STELLA SIMS**

(SEAL) _____ (SEAL) _____

NOTE: PLEASE TYPE OR PRINT NAME BELOW ALL SIGNATURES.

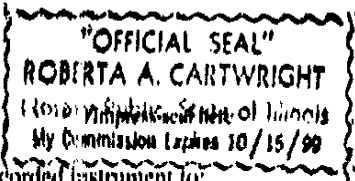
State of Illinois

County of Cook

I, the undersigned a Notary Public in and for said County, in the State aforesaid, do hereby certify that William Sims and Stella Sims, his wife,

personally known to me to be the same person § whose name § are 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 Notarial seal this 21st day of May A.D. 19 97



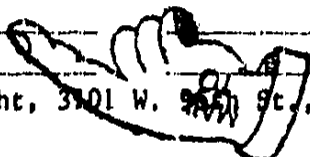
Roberta A. Cartwright
Notary Public

My commission expires _____

Mail future tax bills to: _____

Mail recorded instrument to: _____

BOX 223



This instrument was prepared by: Roberta Cartwright, 3101 W. 95th St., Evergreen Park, IL 60805

97556986

UNOFFICIAL COPY

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 a 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: May 21, 1997

Signature: William A. Sami

Grantor/Agent

Subscribed and sworn to before me by the said Grantor/Agent this 21st day of May 1997.

Notary Public Roberta A. Cartwright

"OFFICIAL SEAL"
ROBERTA A. CARTWRIGHT
Notary Public, State of Illinois
My Commission Expires 10/15/99

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 a 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 21, 1997

Signature: Roberta A. Cartwright

Grantee/Agent

Subscribed and sworn to before me by the said Grantee/Agent this 21st day of May 1997.

Notary Public Nancy J. Manson

"OFFICIAL SEAL"
NANCY J. MANSON
Notary Public, State of Illinois
My Commission Expires 5/23/2000

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 ABL to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act).

9755886

UNOFFICIAL COPY

Property of Cook County Clerk's Office

97556986