

Southwest Financial Bank and Trust Company

WARRANTY DEED IN TRUST

This Indenture Witnesseth, That the Grantor James M. Burns, Jr. and

Diane H. Burns

of the County of Cook

and the State of Illinois

for and in consideration of Ten

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 successors as Trustee under the provisions of a trust

agreement dated the 16th day of June 1997 known as Trust Number: 1-1463

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

Lot 36 (except the North 12-1/2 feet) and Lot 37 in Subdivision of Block 2 of Bond's Subdivision of the North East quarter of Section 23, Township 37 North, Range 13 East of the Third Principal Meridian, (except the South 100 acres and also except the 1 acre in the North West corner of the East half of said North East quarter dedicated to School Commissioners), in Cook County, Illinois.

Exempt under ILCS 200/31-45(e) June 16, 1997 [Signature] Representative

Property Address 11212 S. Sawyer, Chicago, IL 60655

Permanent Real Estate Index No. 24-23-206-077 (South 1/2 of Lot 36) & 24-23-206-082 (Lot 37)

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 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

9704600

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 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 his, 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 title 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 memoranda, 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 B 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 or execution, or otherwise.

In Witness Whereof, the grantor B aforesaid has hereunto set their hands and seal B this 16th day of June, 1997.

(SEAL) James M. Burns, Jr. Diane H. Burns (SEAL)

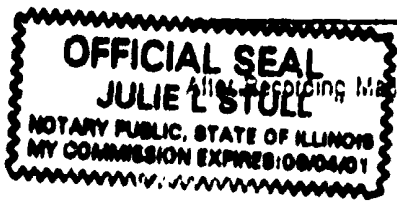
State of Illinois  
County of Cook

I, Julie L. Stull a Notary Public in and for said County, in the State aforesaid, do hereby certify that: James M. Burns, Jr. and Diane H. Burns

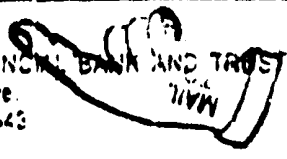
personally known to me to be the same person(s) whose name B subscribed in the foregoing instrument, appeared before me this day in person and acknowledges that they signed, set to and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the rights of homestead.

Given under my hand and seal this 16th day of June, A.D. 1997

Julie L. Stull  
Notary Public



SOUTHWEST FINANCIAL BANK AND TRUST COMPANY  
9901 S. Western Ave.  
Chicago, Illinois 60643  
(312) 775-6000



Prepared By: John E. Ahern, Attorney  
10829 S. Western Ave.  
Chicago, IL 60643

SEND SUBSEQUENT TAX BILLS TO:  
James and Diane Burns  
11212 S. Sawyer Ave.  
Chicago, Illinois 60655

# UNOFFICIAL COPY

## STATEMENT BY GRANTOR AND GRANTEE

The grantor(s) or grantor's 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 16, 1997

Signature: *John E. Allen*

Grantor or Grantor's Agent

Subscribed and sworn to before me this day.

Notary Public: *Julie L. Stull*

OFFICIAL SEAL

JULIE L STULL

NOTARY PUBLIC, STATE OF ILLINOIS  
MY COMMISSION EXPIRES: 06/04/01

The grantee(s) or grantee's 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 16, 1997

Signature: *John E. Allen*

Grantee or Grantee's Agent

Subscribed and sworn to before me this day.

Notary Public: *Julie L. Stull*

OFFICIAL SEAL

JULIE L STULL

NOTARY PUBLIC, STATE OF ILLINOIS  
MY COMMISSION EXPIRES: 06/04/01

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 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 Act.)

20694826

UNOFFICIAL COPY

Property of Cook County Clerk's Office

