UNOFFICIAL COR Y

Southwest
Financial Sank and Trust Company
WARRANTY DEED IN TRUST

This Indenture Witnesseth, That the Grantor

Donald Armsbury and Josephine Armsbury

of the County ofCookand the State of		03/04/97
for and in consideration of Ten & 00/100- COOK COUNTY		9
Dollars, RECORDER		
and other good and variable consideration in hand paid, Convey 6 and Warrant 9 unto JESSE 1/11/TF		
Southwest Financial Bank, and Trust Company, an Illinois panking corporation, its successor or successors as Trustee under the provisions of a trust		
agreement dated the 3 day of August 19 94 known as Trust Number 1:	-0997	
the following described real estate in the county of <u>Cook</u> and State of Illinois, to-wit:		

The South 18 Feet of Lot 45 and the North 14 Feet of lot 44 in Block 1 in Whiteside's Subdivision of the West 2 of Lots 4 and 5 in School Trustess's Subdivision of Section 16, Twonship 37 North, range 14, East of the Third Principal Meridian, In Cook County 1 linois.

Exempt under provisions of Par. F Sec. 4 of Real Estate Transfer

Exempt under provisions of Par. F. Sec. 4 of Real Estate Transfe Tax Act.

This is not Homestead Property

Property Address: 10319 S. Emerald Chicago, IL., 60628

Permanent Real Estate Index No. 25-16-101-011- Vol. 458

To have and to hold the said premises with the appurtenances, upon the trusts and for user 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 restributive 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 fille, 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 furture, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 192 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, little or interest in or about or easement appurenant 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 byning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

4355 S

UNOFFICIAL COPY

In no case shall any party dealing with said trustee in relation to said premises, or to whom said premises or any party thereof chall be conveyed, contracted to be sold, leased or mongaged 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 dead, trust deed mongage, 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 beneficial thereunder. (c) that said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, montained in this trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, montained in this trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, montained in this trust, 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 aloresaid.

but only an interest in the earnings, avails and proceeds thereof as aloresaid. 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 little or durlicate thereof or memorial, the words "in trust" or "upon condition," or "with limitations," or words of similar import, in accordance with the salute in such cases made and provided. __and release___S__any and all right or benefit under S hereby expressly waive SAnd the said grantor___ and by virtue of any and all statues of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise. ___hereunto set_ In Witness Whereof, the grantor_ _aforesaid has_ Illinois State of_ County of____ John P. Adamson in and for said County, in the State aforesaid, do hereby carify that Donald & Josephine Armsbury personally known to me to be the same person. __subscribed to the foregoing instrument, whose name Are appeared before me this day in person and acknowledges that_____ ___signed, sealed Thev free and voluntary act, and delivered the said instrument as_____ for the uses and purposes therein set forth, including the release and waiver of the right of homestead. After Recording Mail to: SOUTHWEST FINANCIAL BANK AND TRUST COMPLETE OF THE PROPERTY OF THE PR Notary Public MAIL repared By: Donald Armsbury 97146406 17405 Derwent Lane 60477 Tinley Park, ILL

SET THE METERS TO STOR AND COUNTRY

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.

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 3/3 . 1997 Signature: Dmald Amsburg Grantor or Agent
Subscribed and sworn to before me by the said this day of Man Profit Stall 19 77. Notary Public The grantee or his agent affirms walkerifies 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 3/3 , 1997 Signature: Dmale Amsbury Grantee or Agent
Subscribed and sworn to before me by the said this
NOTE: Any person who knowingly submitted talse statement concerning the

NOTE: Any person who knowingly submitted false statement concerning the identity of a grantee shall be guilty of a Class it misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Atach 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.)

UNOFFICIAL COPY

Proberty or Cook County Clerk's Office