

# UNOFFICIAL COPY

## WARRANTY DEED IN TRUST

MAIL TO: The Chicago Heights  
National Bank  
1030 Dixie Highway  
Chicago Heights, Il. 60411

97291851

### Name and Address of Taxpayer:

PAUL S. & MARY L. BRAUN  
1740 Butterfield Rd.  
Evanston, Il. 60422

THIS INDEPENDENT WITNESS BE that the Grantor, **PAUL S. BRAUN and MARY L. BRAUN, his wife**  
of the County of **COOK** and State of **Illinois**, for and in consideration of  
the sum of **TEN AND NO/100** Dollars (\$ **10.00** )  
hand paid, and of other good and valuable considerations, receipt of which is hereby duly acknowledged, Conveyed and  
Warranted unto **THE CHICAGO HEIGHTS NATIONAL BANK, 1030 Dixie Highway, Chicago Heights, Il. 60411**, a  
corporation duly organized and existing as a national banking association under the laws of the United States of America,  
and duly authorized to accept and execute trusts within the State of Illinois, as Trustee under the provisions of a certain  
Trust Agreement, dated the **1st** day of **May** **1987**, and known as Trust  
Number **2122**, the following described real estate in the County of **Cook**  
and State of Illinois, to wit:

A Tract of land in the Southeast  $\frac{1}{4}$  of Section 12, Township 35 North, Range 13  
East of the Third Principal Meridian, described as follows: beginning at a  
point 684.9 feet West of West line of the East  $\frac{1}{2}$  of the Southeast  $\frac{1}{4}$  of Section 12  
Township 35 North, Range 13, East of the Third Principal Meridian, thence  
Easterly on the last described line 364 feet; thence Northerly at an angle of  
90 degrees 235 feet; thence on a straight line 434.29 feet, more or less to the  
point of beginning, in Cook County, Illinois.

(NOTE: If additional space is required for legal description attach on separate 8 1/2 x 11 sheet)

Permanent Index Number(s) **31-12-404-020**

Property Address **1740 Butterfield Road, Evanston, Il. 60422**

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TO HAVE AND TO HOLD the said real estate 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 real estate  
or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to  
resubdivide said real estate 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 real estate 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 real estate, or any part thereof, to lease  
said real estate, 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

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hereunto set their

addressed by VC

In Witness Whereof the parties

real estate, or any part thereof, for other real or personal property, to grant easements or charges of any kind, to release, convey or assert any right, title or interest in or about or easement appurtenant to said real estate at any part thereof, and to deal with said real estate 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 or any successor in trust, in relation to said real estate, or to whom said real estate, or any part thereof, shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, or any successor in trust, be obliged to see to the application of any purchase money, rent or money borrowed or advanced on said real estate, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into any of the terms of said First Agreement, and every deed, trust deed, mortgage or other instrument executed by said trustee or any successor in trust, in relation to said real estate shall be conclusive evidence in favor of every person including the Registrar of Titles of said county relying upon or claiming under any such conveyance lease or other instrument (as far as the time of the delivery thereof the trust created by this indenture and by said Trust Agreement was in full force and effect, tho' that such conveyance or other instrument was executed in avoidance with the trust conditions and limitations contained in this indenture and in said First Agreement and in all amendments thereto, it and making upon all beneficiaries hereunder, except that said trustee or any successor in trust, was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument and in the conveyance made to a successor in trust, that such successors in trust have been properly appointed and fully vested with all the title estate rights powers authorities duties and obligations of the trustee of their predecessor in trust.

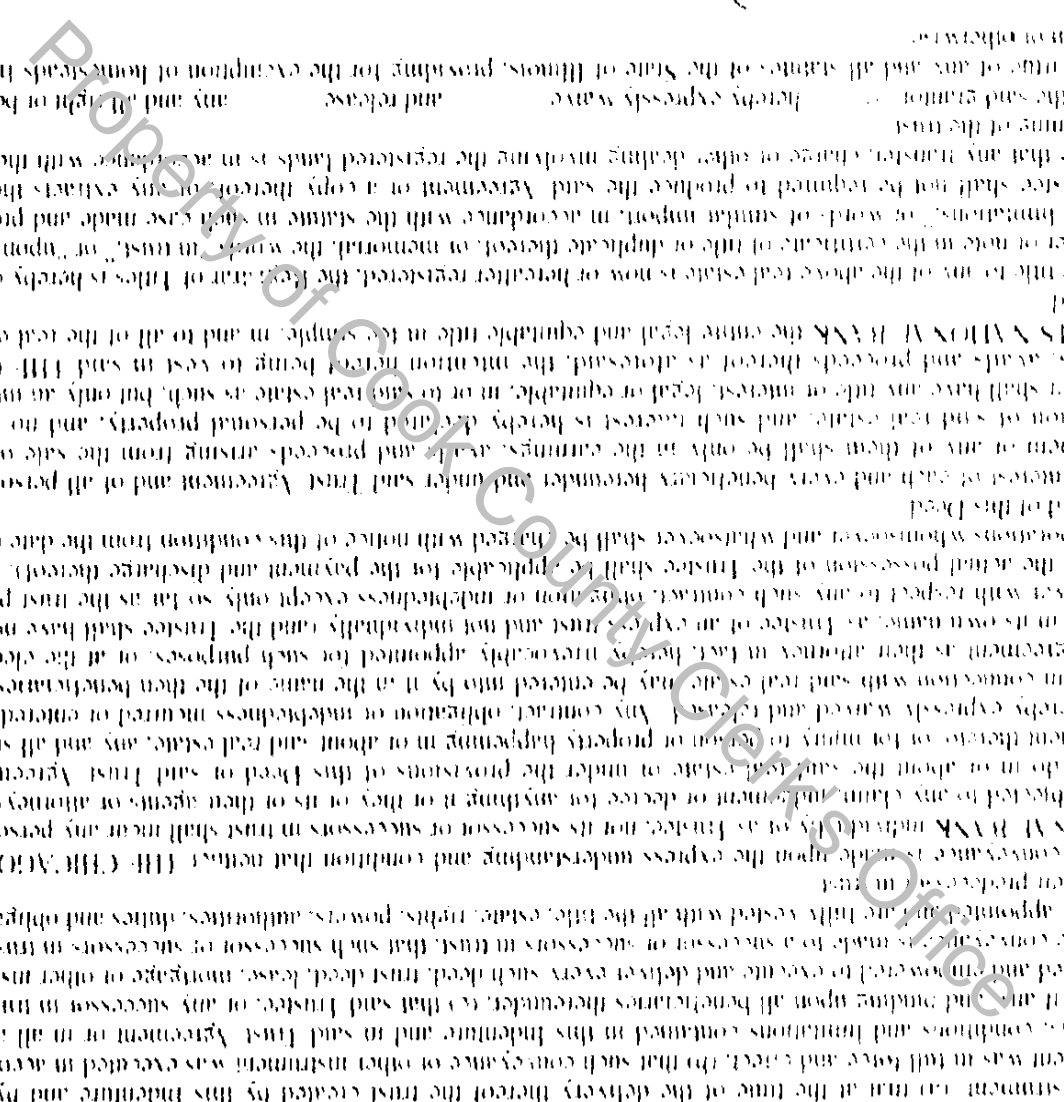
This conveyance is made upon the express understanding and condition that neither THE CHIEF AGENTS NATIONAL BANK nor its successor or successors in trust shall incur any personal liability or be subjected to any claim, judgment or decree for anything it or they or its or their agents or attorneys may do or omit to do in or about the said real estate or under the provisions of this deed or said Trust Agreement or on any amendment thereto or for money or property happening in or about said real estate, any and all such liability being hereby expressly waived and released. Any contract, obligation or indebtedness incurred or entered into by the trustee in connection with said real estate may be entered into by it in the name of the then beneficiaries under said First Agreement as their attorney in fact, they may irrevocably appoint for such purposes, or at the election of the trustee in its own name as trustee of an express trust and not individually, and the trustee shall have no obligation whatsoever with respect to any such contract, obligation or indebtedness except only so far as the trust property and funds in the actual possession of the trustee shall be applicable for the payment and discharge thereof. All persons and corporations whosoever and whatsoever shall be charged with notice of this condition from the date of the thing for record of this deed.

The interest of each and every beneficiary hereunder and under said Trust Agreement and of all persons claiming under them or any of them shall be only in the earnings, assets and proceeds arising from the sale or any 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 any real estate as such, but only an interest in the earnings assets and proceeds thereof as aforesaid, the mention hereof being to vest in said THE CHIEF AGENTS NATIONAL BANK the entire legal and equitable title in fee simple, in and to all of the real estate above described.

If the title to any of the above real estate 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 limitation," or words of similar import, in avoidance with the clause in such case made and provided, and said trustee shall not be required to produce the said Agreement or a copy thereof, or any extracts therefrom, as evidence that any transfer, change or other dealing involving the registered lands is in accordance with the true intent and meaning of the trust.

And the said grantor hereby expressly waives and releases any and all rights or benefits 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.

97291851



MARY T. BROWN  
15TH day of  
19 97

MARY T. BROWN  
15TH day of  
19 97

MARY T. BROWN  
15TH day of  
19 97

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State of Illinois }  
County of } SS

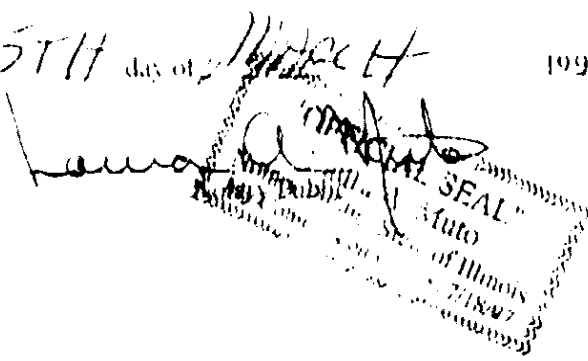
I, **LAURA A. MUZO** a Notary Public  
in and for said County, in the state aforesaid, do hereby certify that

**PAUL S. BRAUN and MARY I. BRAUN, his wife**

personally known to me to be the same person ~~as~~ whose name(s)  
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 15th day of March 1997.

SEAL



DOCUMENT PREPARED BY

**KRUPA & BRAUN, Chartered**  
19630 Governors Hwy.  
P.O. Box 262  
Flossmoor, IL 60422

708/957-1500

(County, State, or Municipal Transfer Stamps Here)

OR

Exempt under Provisions of Paragraph  
Section 4, Real Estate Transfer Act.

Date: 3/12/97

By: [Signature]

Buyer, Seller or Representative

**THE CHICAGO HEIGHTS NATIONAL BANK**  
1030 Dixie Highway  
Chicago Heights, Illinois 60411  
Telephone: (708) 754-2800



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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 Grantor shown on the deed or assignment of beneficial interest in a land trust is either a natural person; an Illinois 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: 3-15 1997

Signature [Signature]  
Grantor or Agent

SUBSCRIBED and SWORN to before me this 15<sup>th</sup> day of March, 1997.

Laura A. Muto  
NOTARY PUBLIC



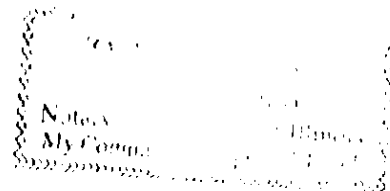
The Grantee or his agent affirms and verifies that the name of the Grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person; an Illinois or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois; a partnership authorized to do business or acquire title to real estate under the laws of the State of Illinois

Dated: 3-15 1997

Signature [Signature]  
Grantee or Agent

SUBSCRIBED and SWORN to before me this 15<sup>th</sup> day of March, 1997.

Laura A. Muto  
NOTARY PUBLIC



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 offence and of a Class A misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in Cook County, Illinois, it exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)