

DEED IN TRUST

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THE GRANTOR (NAME AND ADDRESS)

ANNA LA BAY, a widow and not since remarried, 3858 S. 61st Avenue Cicero, Illinois 60804

97313845

DEPT-01 RECORDING \$25.50
T#0004 TRAN 8634 05/05/97 13:55:00
49845 + SA \*-97-3 13845
COOK COUNTY RECORDER

(The Above Space For Recorder's Use Only)

of the Town of Cicero County of Cook, and State of Illinois, in consideration of the sum of Ten and 00/100 (\$10) Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby conveys and quit claims to CITIZENS BANK-ILLINOIS N.A. as Trustee, under the terms and provisions of a certain Trust Agreement dated the 1st day of April, 1997, and designated as Trust No. 970132, and to any and all successors as Trustee appointed under said Trust Agreement, or who may be legally appointed, the following described real estate: (See reverse side for legal description.)

EXEMPT BY TOWN ORDINANCE TOWN OF CICERO

Permanent Index Number (PIN): 16-32-329-046

Address(es) of Real Estate: 3858 S. 61st Avenue Cicero, Illinois, 60804

GRANTEE'S ADDRESS: 3327 South Oak Park Avenue, Berwyn, IL 60402

TO HAVE AND TO HOLD said real estate and appurtenances thereto upon the trusts set forth in said Trust Agreement and for the following uses:

1. The Trustee (or Trustees, as the case may be), is invested with the following powers: (a) to manage, improve, divide or subdivide the trust property, or any part thereof, (b) To sell on any terms, grant options to purchase, contract to sell, to convey with or without consideration, to convey to a successor or successors in trust, any or all of the title and estate of the trust, and to grant to such successor or successors in trust all the powers vested in the Trustee. (c) To mortgage, encumber or otherwise transfer the trust property, or any interest therein, as security for advances or loans. (d) To dedicate parks, street, highways or alleys, and to vacate any portion of the premises (e) To lease and enter into leases for the whole or part of the premises, from time to time, but any such leasehold or renewal shall not exceed a single term of 199 years, and to renew, extend or modify any existing lease.

2. Any party dealing with the Trustee with regard to the trust property, whether by contract, sale, mortgage, lease or otherwise, shall not be required to see to the application of the purchase money, loan proceeds, rental or other consideration given, nor shall be required to see that the terms of the trust have been complied with, or to enquire into the powers and authority of the Trustee, and the execution of every contract, option, deal, mortgage or other instrument dealing with the trust property, shall be conclusive evidence in favor of every person relying upon or claiming under such conveyance or other instrument; that at the time of the execution and delivery of any of the aforesaid instruments, the Trust Agreement above described was in full force and effect; that said instrument so executed was pursuant to and in accordance with the authority granted the Trustee, and is binding upon the beneficiary or beneficiaries under said Trust Agreement; and if said instrument is executed by a successor or successors in trust, that he or they were duly appointed and are fully invested with the title, estate, rights, powers and duties of the preceding Trustee.

3. The interest of each and every beneficiary under said Trust Agreement and hereunder, and of all persons claiming under any of the beneficiaries, shall be only in the earnings, avails and proceeds arising from the sale or other disposition of the trust property, and such interest is hereby declared to be personal property only, and the beneficiary or beneficiaries of the trust shall not have any title or interest therein, legal or equitable, except as stated.

# UNOFFICIAL COPY

4. In the event of the inability, refusal of the Trustee herein named, to act, or upon his removal from the County is then appointed as Successor Trustee herein with like powers and authority as is vested in the Trustee named herein.

All of the covenants, conditions, powers, rights and duties vested hereby, in the respective parties, shall inure to and be binding upon their heirs, legal representatives and assigns.

If the title to any of the above real estate now is or hereafter shall be registered, the Registrar of Titles is directed not to register or note in the Certificate of Title, duplicate thereof, or memorial, the words "in trust" or "upon condition", or "with limitation", or words of similar import, in compliance with the statute of the State of Illinois in such case made and provided.

The Grantor hereby waives and releases any and all right and benefit under and by virtue of the Statutes of the State of Illinois providing for the exemption of homestead from sale or execution or otherwise.

DATED this 2nd day of April 1997

PLEASE PRINT OR TYPE NAME(S) BELOW SIGNATURE(S)

(SEAL) Anna La Bay (SEAL)  
Anna LaBay  
(SEAL) \_\_\_\_\_ (SEAL)

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that ANNA LA BAY, a widow and not since remarried, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her 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 official seal, this 2nd day of April 1997

Commission expires September 21 ~~21~~ 2000 Laura Straka  
NOTARY PUBLIC

This instrument was prepared by Ronald P. Strojny, Esq., 5839 W. 35th St., Cicero, Ill., 60804  
(NAME AND ADDRESS)

### Legal Description

The North 99 feet of Lot 34 (except the West 8 feet and the South 50 feet) in Jones Subdivision of the South East quarter of the South West quarter and the South half of the South West quarter of the South West quarter of Section 32, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

except under provisions of Paragraph E, Section 6, Real Estate Transfer Tax Act.

4-2-97

Ronald P. Strojny, Esq.  
Buyer, Seller or Representative

SEND SUBSEQUENT TAX BILLS TO

MAIL TO:

Citizens Bank-Illinois N.A.  
(Name)  
Trust Dept.  
3322 S. Oak Park Avenue  
(Address)  
Berwyn, Illinois 60402  
(City, State and Zip)

Anna LaBay  
(Name)  
3858 S. 61st Avenue  
(Address)  
Cicero, Illinois 60804  
(City, State and Zip)

OR RECORDER'S OFFICE BOX NO. \_\_\_\_\_

570326645

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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 Grantee shown on the Deed, or assignment of beneficial interest in a land trust, is either a natural person, an Illinois coporation, 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: April 2, 1997

Signature: Anna La Bey  
Grantor or Agent

SUBSCRIBED AND SWORN to before me  
this 2nd day of April, 1997.

Laura Straka  
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 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.

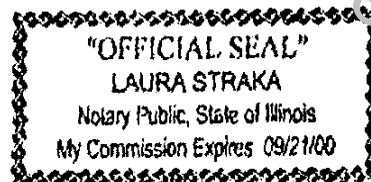
DATED: April 2, 1997

**EXEMPT**  
BY TOWN ORDINANCE  
TOWN OF CICERO

Signature: Forrest A. Atropis - Attorney at Law  
Grantee or Agent

BY LA  
SUBSCRIBED AND SWORN to before me  
this 2nd day of April, 1997.

Laura Straka  
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 OFFENSE AND OF A CLASS A MISDEMEANOR FOR SUBSEQUENT OFFENSES.

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

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