

DEED IN TRUST

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MAIL RECORDED DEED TO:  
WORTH BANK AND TRUST  
TRUST DEPARTMENT  
11850 S. HARLEM AVENUE  
PALOS HEIGHTS, IL 60463

97387524

PREPARED BY:

DEPT-01 RECORDING \$27.50  
TRAN 9893 06/02/97 09:05:00  
JIM \*-97-387524  
COOK COUNTY RECORDER

WORTH BANK AND TRUST

TRUST DEPARTMENT

119th & Harlem Avenue

Palos Heights, IL 60463

NOTE: This space is for Recorder's Use Only

THIS INDENTURE WITNESSETH, That the Grantor(s) JOHN H. CARLSON AND CAROL L. CARLSON, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP AND NOT AS tenants in common OF 15704 S. ELLIS AVE., DOLTON, IL 60419 of the County of COOK and State of ILLINOIS for and in consideration of TEN DOLLARS AND NO CENTS, and other good and valuable considerations in hand and paid, Conveys and Warrants unto WORTH BANK AND TRUST, 11850 South Harlem Avenue, Palos Heights, Illinois 60463, a corporation of Illinois, as Trustee under the provisions of a trust agreement dated the 13TH DAY OF MARCH, 1996 and known as Trust Number 5179, the following described real estate in the County of COOK and the State of Illinois, to-wit:

LOT 15 IN THE FIRST ADDITION TO IVY GARDENS SUBDIVISION, A SUBDIVISION OF LOTS 73 AND 74 IN IVY GARDENS SUBDIVISION, A SUBDIVISION OF THE NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO PART OF LOT 5 IN THE PARTITION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 11, (EXCEPT THE RAILROAD) AND THAT PART OF THE WEST 1/2 OF SECTION 14, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE CALUMET RIVER, IN COOK COUNTY, ILLINOIS.

PIN: 29-14-149-014-0000

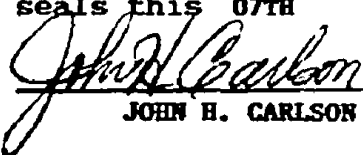
COMMONLY KNOWN AS: 15704 S. ELLIS AVE., DOLTON, IL 60419

SUBJECT TO:

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.

And the said grantor/s hereby expressly waive/s and release/s 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 grantors aforesaid have hereunto set their hands and seals this 07TH day of JANUARY, 1997

  
JOHN H. CARLSON

  
CAROL L. CARLSON

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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 praesenti 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.

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 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 its, his or their predecessors in trust.

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## DEED IN TRUST (PAGE 3 OF 3)

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 JOHN H. CARLSON AND CAROL L. CARLSON AND HILDING CARLSON, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP AND NOT AS tenants in common OF 15704 S. ELLIS, DOLTON, IL 60419, who personally known to me to be the same persons whose names are subscribed to the foregoing instrument appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own 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 07<sup>th</sup> day of JANUARY, 1997.

...*Marianne C. Vanek*...  
Notary Public



My commission expires.....

### NAME AND ADDRESS OF TAXPAYER

JOHN & CAROL CARLSON

15704 S. ELLIS

DOLTON, IL 60419

### COUNTY-ILLINOIS TRANSFER STAMPS

EXEMPT UNDER PROVISIONS OF PARAGRAPH  
E SECTION 4, REAL ESTATE  
TRANSFER ACT.

DATE: 1-11-96

*John H. Carlson*  
Buyer, Seller or Representative  
JOHN H. CARLSON

THIS DOCUMENT CONTAINS 3 PAGES.  
THIS IS PAGE 3 OF 3.

VILLAGE OF DOLTON  
WATER & REAL PROPERTY TRANSFER TAX 3349  
ADDRESS 15704 Ellis Ave  
ISSUE 5/19/97 EXPIRED 6/19/97  
AMT 1000  
TYPE Exempt *of [signature]*  
CLERK

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## STATEMENT OF GRANTOR AND GRANTEE

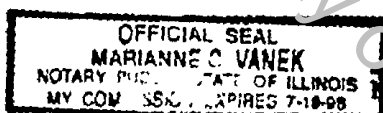
The Grantor, or his agent, affirms that, to the best of his knowledge, the name of the grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real 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: 1/9/97

Signed

John H. Carlson  
Grantor or Agent  
JOHN H. CARLSON

Subscribed and sworn to before me on this 09TH day of JANUARY, 1997.



Marianne C. Vanek  
Notary Public

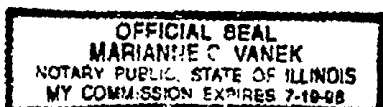
The grantee or his agent affirms and verifies that, to the best of his knowledge, the name of the grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, all Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in 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: 1/9/97

Signed

Mary J. Carlson  
Grantee or Agent

Subscribed and sworn to before me this 09TH day of JANUARY, 1997.



Marianne C. Vanek  
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.

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