

UNOFFICIAL COPY 98490703

FOREST PARK NATIONAL BANK & TRUST CO.

7348 W. Madison St.
Forest Park, IL 60130

1998-06-11 12:27:06

WARRANTY
Deed in Trust

COOK COUNTY
RECORDER
JESSE WHITE
BRIDGEVIEW OFFICE

This Indenture Witnesseth, that
THE GRANTOR(S),
MARY ANN HENDERSON
of the County of
Cook and State of Illinois

(above for recorder's use only)

for and in consideration of Ten Dollars, and other good and valuable consideration receipt of which is hereby duly acknowledged, in hand paid, Convey(s) and Warrant(s) unto Forest Park National Bank & Trust Co., a National Banking Association, duly organized and existing 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 5th day of MARCH, 1998, and known as Trust Number 981062, the following described real estate in the County of Cook and State of Illinois, to wit:

(SEE EXHIBIT "A" ATTACHED HERETO AND MADE PART HEREOF)

PIN: 15-13-404-008

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 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 materials, to partition or to exchange said real estate, 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 real estate and 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 the application of any purchase money, rent, or money borrowed or advanced on said real estate, or be obliged to see what the terms of this trust have been complied with, or be obliged to inquire into the authority, 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, 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, (a) that at the time of 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 all amendments thereof, if any, and binding upon all beneficiaries thereunder, (c) that said Trustee, 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 predecessor in trust.

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, avails 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 said real estate as such, but only an interest in the earnings, avails, and proceeds thereof as aforesaid.

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 limitations," or words of similar import, in accordance with the statute in such case made and provided.

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.

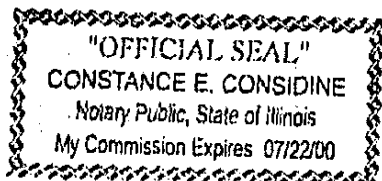
In Witness Whereof, the grantor(s) _____ aforesaid has hereunto set _____ hand(s) _____ and seal(s) _____ this _____ 5th _____ day of _____ March _____, 1998.

Mary Ann Henderson (SEAL) _____ (SEAL)
MARY ANN HENDERSON (SEAL) _____ (SEAL)

State of Illinois)
County of Cook)

I, the undersigned, a Notary Public in and for said County, in the state aforesaid do hereby certify that MARY ANN HENDERSON

personally known to me to be the same person(s) _____, whose name(s) _____ 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 notarial seal this _____ 5th _____ day of _____ MARCH _____, 1998.

Constance E. Considine
Notary Public



Mail to:
TRUST 981062
FOREST PARK NATIONAL BANK & TRUST CO
7348 W. Madison Street
Forest Park, IL 60130

Address of Property:
_____ 821 CIRCLE AVE.
_____ FOREST PARK, IL 60130

Exempt under provisions of Paragraph e, Section 4, Real Estate Transfer Tax Act.

For Information Only
This instrument was prepared by: Constance E. Considine
Forest Park Natl. Bank & Trust Co.
7348 W. Madison Street
Forest Park, IL 60130

3/5/98
Date *Mary Ann Henderson*
Buyer, Seller or Representative

EXHIBIT "A"

LEGAL DESCRIPTION

LOT 41 AND THE SOUTH 1/2 OF LOT 42 IN BLOCK 2 IN ADAM SCHAFF AND W. A. KREIDLER'S ADDITION TO SOUTH OAK PARK, A SUBDIVISION OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTH 1/4 OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 15-13-404-008

COMMONLY KNOWN AS: 821 CIRCLE AVE., FOREST PARK, IL 60130

981062.LEG

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Property of Cook County Clerk's Office

STATEMENT BY GRANTOR AND GRANTEE

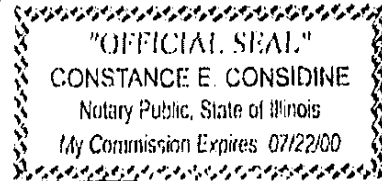
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or a foreign corporation authorized to do business or acquire and hold title to real 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: 3/5/98 ,

Signature: Mary Ann Henderson
Grantor/Agent

Subscribed and sworn to before me by the said Grantor/Agent this 5th day of March, 1998

Notary Public Constance E. Considine



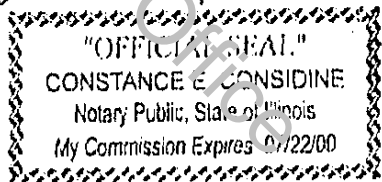
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or a foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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: 3/5/98 ,

Signature: Mary Ann Henderson
Grantee/Agent

Subscribed and sworn to before me by the said Grantee/Agent this 5th day of March, 1998

Notary Public Constance E. Considine



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, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act).

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