

# UNOFFICIAL COPY

## WARRANTY DEED IN TRUST

THIS INDENTURE WITNESSETH, THAT THE GRANTORS, RAYMOND T. KELTNER AND JOYCE E. KELTNER, HUSBAND AND WIFE, of the VILLAGE of CHICAGO RIDGE, County of COOK, State of ILLINOIS for and in consideration of TEN (\$10.00) DOLLARS, AND OTHER GOOD AND VALUABLE CONSIDERATIONS in hand paid, CONVEY and WARRANT to FOUNDERS BANK, 11850 SOUTH HARLEM AVENUE, PALOS HEIGHTS, IL 60463, A CORPORATION OF ILLINOIS, AS TRUSTEE UNDER THE PROVISIONS OF A TRUST AGREEMENT DATED JUNE 26, 1998 AND KNOWN AS TRUST NUMBER 5399.

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the following described Real Estate situated in the County of COOK in the State of Illinois, to wit:

LOTS 3 AND 4 AND THE WEST 1/2 OF THE VACATED ALLEY LYING EAST AND ADJOINING LOTS 3 AND 4 IN BLOCK 10 IN CHICAGO RIDGE SUBDIVISION OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 24-17-120-007

ADDRESS OF REAL ESTATE: 10607 S. PRINCESS, CHICAGO RIDGE, IL 60415

SUBJECT TO: GENERAL REAL ESTATE TAXES NOT DUE AND PAYABLE AT THE TIME OF CLOSING; BUILDING LINES AND BUILDING LAWS AND ORDINANCES, USE OR OCCUPANCY RESTRICTIONS, CONDITIONS AND COVENANTS OF RECORD; ZONING LAWS AND ORDINANCES WHICH CONFORM TO THE PRESENT USAGE OF THE PREMISES; PUBLIC ROADS AND HIGHWAYS, IF ANY; EASEMENTS FOR PUBLIC UTILITIES WHICH SERVE THE PREMISES;

TO HAVE AND TO HOLD THE SAID PREMISES WITH THE APPURTENANCES UPON THE TRUST AND FOR THE USES AND PURPOSES HEREIN AND IN SAID TRUST AGREEMENT SET FORTH.

And the said Grantors hereby expressly release and waive 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 hand and seal this 26th day June, 1998.

*Raymond T. Keltner*

(SEAL)

RAYMOND T. KELTNER

*Joyce E. Keltner* (SEAL)  
JOYCE E. KELTNER

LAND TITLE GROUP, INC. LTG-0-42503-3

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Property of Cook County Clerk's Office

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21212

Cook County  
REAL ESTATE TRANSACTION TAX  
REVENUE  
STAMP JUL 1, '96  
P.B. 11425



69.00



STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX

21212

69.00

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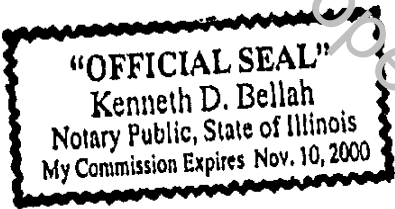
Full power and authority is hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to resubdivide said property as often as desired, to contract to sell, 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 198 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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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 ALL 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.

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 RAYMOND T. KELTNER AND JOYCE E. KELTNER, HUSBAND AND WIFE, 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, 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 right of homestead.



Given under my hand and official seal, this 26th day of June, 1998.

Commission expires Nov. 10, 2000 Kenneth D. Bellah  
Notary Public

This instrument was prepared by: Kenneth D. Bellah  
230 West Monroe Street Suite 2220, Chicago, IL 60606

Mail to: FOUNDERS BANK, TRUST DEPARTMENT  
11850 S. HARLEM AVENUE, PALOS HEIGHTS, IL 60463

Send subsequent Tax Bills to: KURT & CAMILLE WINKLEMAN  
10607 S. PRINCESS, CHICAGO RIDGE, IL 60415

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