

98688173

1998-08-05 08:34:49



The above space is for the recorder's use only

THIS INDENTURE WITNESSETH, that the Grantors, HENRY LOPEZ and CELIA E. LOPEZ, his wife
of the County of Cook and State of Illinois for and in consideration
of Ten (\$10.00) Dollars, and other good
and valuable considerations in hand paid, Conveys and warrants unto
PINNACLE BANK, an Illinois Banking Corporation, as Trustee under the provisions of a trust agreement dated the
26th day of June, 1998, known as Trust
Number 11763, the following described real estate in the County of Cook
and State of Illinois, to wit:

LOT 185 (EXCEPT THE EAST 2 FEET THEREOF) IN ANDREW'S AND PIPER'S RESUBDIVISION
OF PART OF BLOCKS 36 AND 37 OF ANDREW'S AND PIPER'S SECOND ADDITION TO BERWYN
IN SECTION 31, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL
MERIDIAN, IN COOK COUNTY, ILLINOIS.

THIS TRANSACTION IS EXEMPT UNDER
PARAGRAPH D OF THE BERWYN CITY
CODE SEC. 888.06 AS A REAL ESTATE
TRANSACTION.
DATE 7-27-98 TELLER JA

Exempt under provisions of Para. D, Sec. 8
Real Estate Transfer Tax Act.

7-2-98 Date James Heekin, Atty
Buyer, Seller or Prop.

Commonly Known as: 7122 Windsor, Berwyn, IL 60402
Permanent Index Number: 16-31-121-024-0000

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.

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, or 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 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

GRANTEES ADDRESS
PINNACLE BANK
TRUST DEPARTMENT
6000 WEST CERMAK ROAD
CICERO, ILLINOIS 60610
(RECORDER'S BOX NO. 284)

MAIL TAX BILLS TO:
HENRY LOPEZ
7122 Windsor

Berwyn, IL 60402

For information only insert street address of
above described property.

UNOFFICIAL COPY

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 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 predecessor in trust

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 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.

And the said grantor s _____ hereby expressly waive _____ and release _____ 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 sales on execution or otherwise.

In Witness Whereof, the grantor s _____ aforesaid (the _____) hereunto set _____ their _____ hands _____ and seal s _____ this _____ 26th _____ day of _____ June _____ 1998

Henry Lopez (SEAL)
HENRY LOPEZ

Celia E. Lopez (SEAL)
CELIA E. LOPEZ

_____ (SEAL)

_____ (SEAL)

THIS INSTRUMENT PREPARED BY:

James R. Heelan
5942 W. Cernak Rd.
Cicero, IL 60804

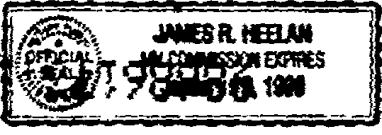
STATE OF ILLINOIS }
COUNTY OF COOK } SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid do hereby certify that HENRY LOPEZ and CELIA E. LOPEZ, his wife

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 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 2nd day of July 19 98

James R. Heelan
Notary Public



98080173

T 11763

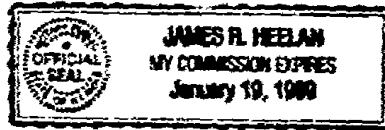
UNOFFICIAL COPY

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 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: July 2, 1978 Signature: Henry Lopez
Grantor or Agent

Subscribed and sworn to before me by the said HENRI LOPEZ this 2 day of JULY, 1978

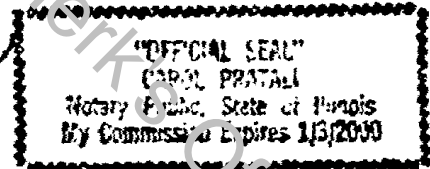


Notary Public James R. Heelan

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: 7/7, 1977 Signature: Henry Lopez
Grantee or Agent

Subscribed and sworn to before me by the said NANCY EVANES TRUST OFFICER this 7th day of JULY, 1978



Notary Public Carol Pratali

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.)

98698173

UNOFFICIAL COPY

Property of Cook County Clerk's Office