

# WARRANTY DEED IN TRUST

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THIS INDENTURE WITNESSETH, THAT the Grantor M & S MANAGEMENT CORPORATION, AN ILLINOIS CORPORATION of the County of \_\_\_\_\_

COOK and State of ILLINOIS For and in consideration of TEN AND 00/100 DOLLARS (\$10.00) and other good and valuable considerations in hand paid, CONVEY and WARRANT unto the FIRST STATE BANK AND TRUST COMPANY OF PALOS HILLS, an Illinois banking corporation, whose address is 10360 S. Roberts Road, Palos Hills, Illinois 60465, as Trustee under the provisions of a trust



98995560

98995560 DEPT-01 RECORDING

\$25.50

T#0009 TRAN 4197 11/04/98 11:50:00  
#4207 RC \*-98-995560  
COOK COUNTY RECORDER

BOX FOR RECORDER'S USE ONLY

agreement dated the 1ST day of OCTOBER, 1998, known as Trust Number 3-397, the following described real estate in the County of COOK, and State of Illinois, to-wit:

13

LOTS 1 THROUGH 7, BOTH INCLUSIVE IN BLOCK 8 IN FORD HOMES, A SUBDIVISION OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 36 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

371 TORRENCE AVENUE, CALUMET CITY, ILLINOIS 60409

## PERMANENT TAX NUMBER:

Lots 1 - 6: 30-07-117-056	Lot 7: 30-07-117-007
Lot 8: 30-07-117-008	Lot 9: 30-07-117-009
Lot 10: 30-07-117-010	Lot 11: 30-07-117-011
Lot 12: 30-07-117-012	Lot 13: 30-07-117-013

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, 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 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 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

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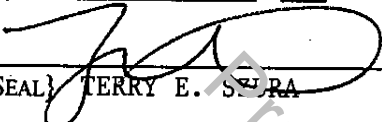
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(d) if the conveyance is made to a successor or successors in trust, that such successor or successors in trust have been properly appointed and are fully vested with all the title, estate, rights, powers, authorities, duties and obligations of its, 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 \_\_\_\_\_ hereby expressly waive S 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 sale on execution or otherwise.

In Witness Whereof, the grantor \_\_\_\_\_ aforesaid haS hereunto set HIS hand and seal \_\_\_\_\_ this 1ST day of OCTOBER 19 98.

  
\_\_\_\_\_  
{SEAL} TERRY E. SZURA  
\_\_\_\_\_  
{SEAL}  
\_\_\_\_\_  
{SEAL}

THIS INSTRUMENT WAS PREPARED BY:

FIRST STATE BANK & TRUST CO. OF PALOS HILLS  
10360 SOUTH ROBERTS ROAD  
PALOS HILLS, ILLINOIS 60465

"Exempt under provision of Paragraph E. Section 4,  
Real Estate Transfer Tax Act

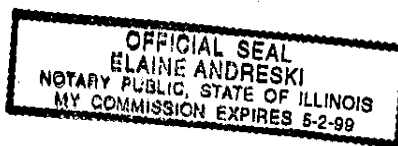
10/1/98   
DATE BUYER/SELLER, OR REPRESENTATIVE

State of IL )  
 ) SS.  
County of COOK )

**FIRST STATE BANK & TRUST COMPANY OF PALOS  
HILLS AS TRUSTEE AND NOT PERSONALLY**

I, the undersigned, a Notary Public in and for said County and State aforesaid, do hereby certify that TERRY E. SZURA personally known to me to be the same person S whose name \_\_\_\_\_ subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that \_\_\_\_\_ signed, sealed and delivered the said instrument as A 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 1ST day of 98 OCTOBER 19 98



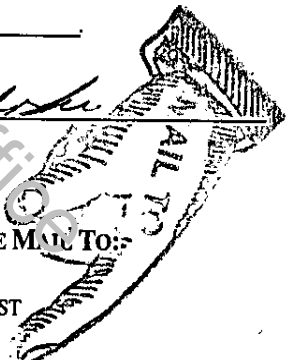
  
NOTARY PUBLIC

PROPERTY ADDRESS:

211 TORRENCE AVENUE  
CHICAGO, ILLINOIS 60609

AFTER RECORDING, PLEASE MAIL TO:

FIRST STATE BANK AND TRUST  
COMPANY OF PALOS HILLS  
10360 S. ROBERTS ROAD  
PALOS HILLS, IL 60465



Your Dedicated Community Bank

**FIRST STATE BANK & TRUST CO. OF PALOS HILLS**  
10360 S. Roberts Rd. • Palos Hills, IL 60465 • 708/430-5000 • Member FDIC

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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 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.

First State Bank and Trust Company of  
Palos Hills as Trustee and not personally.

Dated October 1, 1998

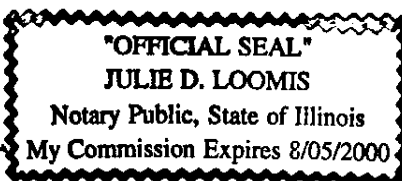
Signature: 

Grantor or Agent

Chairman of the Board/CEO & Trust Officer

Subscribed and sworn to before me  
by the said Marvin A. Siensa  
this 1st day of October, 1998.

Notary Public 



The grantee 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.

First State Bank and Trust Company of  
Palos Hills as Trustee and not personally.

Dated October 1, 1998

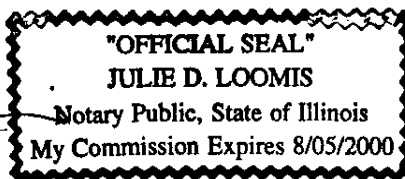
Signature: 

Grantor or Agent

Chairman of the Board/CEO & Trust Officer

Subscribed and sworn to before me  
by the said Marvin A. Siensa  
this 1st day of August, 1998.

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

Recorder form No. 2551

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