

# UNOFFICIAL COPY

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1998-05-01 11:14:17  
Cook County Recorder 27.50

## DEED IN TRUST

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor, JOHN A. HETLER

of the County of Cook and State of Illinois, for and in consideration of the sum of Ten and no/100 Dollars (\$ 10.00), in hand paid, and of other good and valuable considerations, receipt of which is hereby duly acknowledged. Convey and Quit Claims ~~Warrant~~ unto DUPAGE NATIONAL BANK a corporation duly organized and existing as a national banking association 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 16th day of April 1998, and known as Trust Number 1653, the following described real estate in the County of Cook and State of Illinois, to-wit:

SEE ATTACHED LEGAL DESCRIPTION RIDER

35 ILCS 200/31-45(e)  
Exempt under provisions of Paragraph ... (e) ...  
Section 4, Real Estate Transfer Tax Act.

4/30/98  
Date

*Thomas J. McFitt* Attorney  
Buyer, Seller or Representative

TO HAVE AND TO HOLD the said real estate with the appurtenances upon the trusts, and for any 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 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 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 or 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.

State of Illinois } SS. County of DuPage }  
I, Thomas G. Moffitt, Notary Public in and for said County, do hereby certify that John A. Hettler

In Witness Whereof, the grantor hereunto set hand and seal this 30th day of April 1998  
(SEAL) (SEAL)  
John A. Hettler

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 to the application of any purchase money, rent or money borrowed or advanced on said real estate, or be obliged to see that 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 or against the Trustee, or any successor in trust, (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 trust, 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, or any successor in trust, 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.  
This conveyance is made upon the express understanding and condition that neither DUPAGE NATIONAL BANK individually or as Trustee, nor its successor or successors, in trust shall incur any personal liability or be subjected to any claim, judgment or decree for anything it or they or its or their agents or attorneys may do or omit to do in or about the said real estate or under the provisions of this Deed or said Trust Agreement or any amendment thereto, or for injury to person or property happening in or about said real estate, any and all such liability being hereby expressly waived and released. Any contract, obligation or indebtedness incurred or entered into by the Trustee, in connection with said real estate may be entered into by it in the name of the then beneficiaries under said Trust Agreement as their attorney-in-fact, hereby irrevocably appointed for such purposes, or at the election of the Trustee, in its own name, as Trustee of an express trust and not individually (and the Trustee shall have no obligation whatsoever with respect to any such contract, obligation or indebtedness except only so far as the Trustee may be liable for the actual possession of the Trustee shall be applicable for the payment and discharge of the same, and the Trustee shall have no obligation whatsoever and whatsoever shall be charged with notice of this condition from the date of the filing for record of this Deed.  
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, the mention hereof being to vest in said DUPAGE NATIONAL BANK the entire legal and equitable title in fee simple, in and to all of the real estate above described.  
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 said Trustee shall not be required to produce the said Agreement or a copy thereof, or any extracts therefrom, as evidence that any transfer, charge or other dealing involving the registered lands is in accordance with the true intent and meaning of the trust.  
And the said grantor hereby expressly waives and releases 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.

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personally known to me to be the same person \_\_\_\_\_ whose name  
**is** \_\_\_\_\_  
 subscribed to the foregoing instrument, appeared before me this day in  
 person and acknowledged that **he** \_\_\_\_\_  
 signed, sealed and delivered the said instrument as **his** \_\_\_\_\_  
 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 30th day of April 1998

"OFFICIAL SEAL"  
 THOMAS G. MOFFITT  
 Notary Public, State of Illinois  
 My Commission Expires 5-12-98

*Thomas G. Moffitt*  
 Notary Public

DOCUMENT PREPARED BY:  
 Thomas G. Moffitt  
 McCracken, Walsh, de Lavan & Hetler  
 134 N. La Salle St., Suite 600  
 Chicago, IL 60602

SEND SUBSEQUENT TAX BILLS TO:

John Hetler  
 (Name)  
122 N. Clark St., Apt. 2708  
Chicago, IL 60610  
 (Address)

ADDRESS OF PROPERTY:

1043 W. Webster  
Chicago, IL 60614

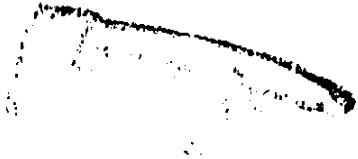
The above address is for statistical purposes only and is not a part of this deed.

MAIL TO:  
 Thomas G. Moffitt  
 McCracken, Walsh, de Lavan & Hetler  
 (Name)  
134 N. LaSalle St., Suite 600  
 (Address)

Chicago, IL 60602  
 (City, State, and Zip)



**DU PAGE NATIONAL BANK**  
 101 MAIN STREET • P.O. BOX 1003  
 WEST CHICAGO, ILLINOIS 60186-1000



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## LEGAL DESCRIPTION RIDER FOR DEED

THE WEST 12 FEET OF LOT 4 AND THE EAST 18 FEET OF LOT 5 IN THE SUBDIVISION OF BLOCK 3 IN JAMES MORGAN'S SUBDIVISION OF BLOCK 10 IN SHEFFIELD'S ADDITION TO CHICAGO IN SECTION 32, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 14-32-215-005

COMMONLY KNOWN AS: 1043 W. WEBSTER, CHICAGO, IL 60614

Subject to the following, if any: covenants, conditions and restrictions of record; public and utility easements; existing leases and tenancies; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; general real estate taxes for the year 1997 and subsequent years.

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## EXEMPT AND ADI TRANSFER DECLARATION STATEMENT REQUIRED UNDER PUBLIC ACT 87-543 COOK COUNTY ONLY

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.

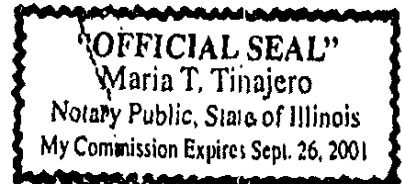
Dated April 30, 19 98

Signature: Jon Hether

Jon Hether  
Grantor or Agent

Subscribed and sworn to before  
me by the said Grantor  
this 30th day of April,  
1998

Notary Public Maria T. Tinajero



The grantee of 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.

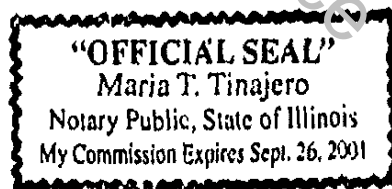
Dated April 30, 19 98

Signature: Jon Hether

Jon Hether  
Grantee or Agent

Subscribed and sworn to before  
me by the said Agent  
this 30th day of April,  
1998

Notary Public Maria T. Tinajero



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 ADI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

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