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1998-05-12 13:12:43
Cook County Recorder

Quit Claim
Deed in Trust

COOK COUNTY
RECORDER
JESSE WHITE
MAYWOOD OFFICE

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor **James Winburn and Johnnie M. Winburn, husband and wife** of the County of Cook and State of Illinois for and in consideration of Ten and No/100's Dollars, and other good and valuable considerations in hand paid, Convey and Quit Claims unto the **BANK OF LYONS**, an Illinois banking association, whose address is **8601 W. Ogden Avenue, Lyons, Illinois 60524**, as Trustee under the provisions of a Trust Agreement dated the 7th day of June 19 79 known as Trust Number 2283 the following described Real estate in the County of Cook and State of Illinois, to-wit:

Lot 1 in Block 1 in Austin Park Subdivision, being a Subdivision in the South 1/2 of the Northwest 1/4 of Section 4, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

THIS INSTRUMENT DOES NOT AFFECT TO WHOM THE TAX BILL IS TO BE PAID AND THEREFORE NO TAX BILLING INFORMATION IS REQUIRED TO BE RECORDED WITH THIS INSTRUMENT.

PERMANENT TAX NUMBER: 16-04-120-013
STREET ADDRESS: 5233 W. Hirsch, Chicago, IL 60651

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.

Johnnie M. Winburn 5/6/98
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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 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 thereafter.

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

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application of any purchase money, real or personal, or advanced on said premises, it is obligated to see that the terms of this trust have been complied with, it is not 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 delivery thereof the trust created by this instrument 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 in this instrument and said trust agreement or in some amendment thereof and binding upon all beneficiaries hereunder, (c) that said trustee was fully authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument and 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.

If the title to any of the above lands 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," "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 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 sale on execution or otherwise.

In Witness Whereof, the grantor James Winburn of said Cook County, Illinois, hereunto set hand and seal this 6 day of MAY 1983.
James Winburn (Seal) Johannie M. Winburn (Seal)
James Winburn Johannie M. Winburn
_____(Seal) _____(Seal)

STATE OF ILLINOIS,
COUNTY OF Cook SS.

I, Patricia A. Steiner-Heintz, a Notary Public in and for said County, in the state aforesaid, do hereby certify that James Winburn and Johannie M. Winburn

personally known to me to be the same person James Winburn whose name James Winburn subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that James Winburn and Johannie M. Winburn 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 notarial seal this 6th day of May, 1983

Patricia A. Steiner-Heintz
Notary Public

After recording return to:
BANK OF LYONS
Land Trust Department
8601 W. Ogden Ave.
Lyons, IL 60534



THIS INSTRUMENT WAS PREPARED BY:
Patricia A. Steiner-Heintz
8601 W. Ogden Ave.
Lyons, IL 60534

STATEMENT BY GRANTOR AND GRANTEE

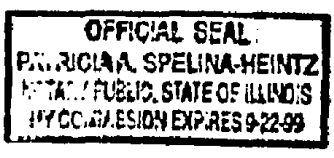
The Grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 5-6, 1998

Signature James S. Wislizen
Grantor or Agent

Subscribed and sworn to before me by the said Grantor this 6th day of May, 1998.

Patricia Spehler Heintz



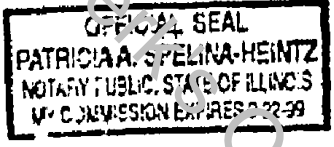
The Grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, a partnership, an Illinois corporation, or a foreign corporation authorized to do business, or acquire and hold title to real estate in Illinois, or other entity so recognized and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated May 8 9, 1998

Signature Delores A. Petterson
Grantee or Agent

Subscribed and sworn to before me by the said Grantee this 9th day of May, 1998.

Patricia Spehler Heintz



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 Act.

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