

WARRANTY DEED IN TRUST

UNOFFICIAL COPY

99617965

THIS INDENTURE WITNESSETH, that the Grantor Vincent Tribo and Juanita E. Tribo, his wife

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4014/0050 52 001 Page 1 of 5 1999-03-29 09:51:55 Cook County Recorder 29.50



of the County of Cook and State of Ill for and in consideration of Ten dollars, and other good and valuable considerations in hand paid, conveys and warrants unto the GREATBANC TRUST COMPANY, an Illinois Corporation, as Trustee under the provisions of a Trust Agreement

(Reserved for Recorder's Use Only)

dated the 26th day of October, 1978, known as Trust Number 4425, the following described real estate in the County of COOK and State of Illinois, to wit:

DEPT-01 RECORDING 29.50 T#0011 TRAN 4111 06/28/99 09:17:00 44391 TB #-99-617965 COOK COUNTY RECORDER

Permanent Tax Number:

32-07-302-004,036,049

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

EXEMPT UNDER PROVISIONS OF PARAGRAPH E, SECTION 4, REAL ESTATE TRANSFER TAX ACT,

Street address of above described property:

1705 Butterfield Lane Flossmoor, IL 60422

Juanita E. Tribo Representative

Handwritten notes: 29150, 5-4, 2-4, M-X

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.

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," or "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 aforesaid has hereunto set hand and seal this 16TH day of September, 1998.

Vincent Tribo (Seal) (Seal)

Juanita Tribo (Seal) (Seal)

STATE OF ILLINOIS SS I, the undersigned a Notary Public in and for said County, COUNTY OF COOK in the state aforesaid, do hereby certify that Vincent Tribo and Juanita E. Tribo

personally known to me to be the same persons whose names subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instruments as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.



under my hand and Notarial Seal this 17TH day of JUNE, 1999.

Angela Giannetti
Notary Public

Mail this recorded instrument to:

GreatBanc Trust Company
2090 S. Western Ave.
Olympia Fields, IL 60461



Mail future tax bills to: Vincent & Juanita Tribo

1705 Butterfield Lane
Flossmoor, IL 60422

This instrument prepared by:

Juanita E. Tribo
1705 Butterfield Lane
Flossmoor, IL 60422



GREATBANC TRUST COMPANY
P.O. Box 125
Olympia Fields, Illinois, 60461
Aurora, Illinois

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PARCEL 1: That part of the South West quarter of Section 7, Township 35 North, Range 14, East of the Third Principal Meridian, described as follows: Beginning at a point on the East line of the West half of the East half of said South West quarter and 990 feet South of the North line of said South West quarter thence Westerly along a line 990 feet South of and parallel to the North line of the South West quarter for a distance of 35.9 feet, thence South Easterly a distance of 61.55 feet along a line making an angle of 99 degrees 8 minutes with the last named line (when turned from West to South East) thence South Westerly a distance of 62.48 feet along a line making an angle of 47 degrees 31 minutes with the last named line (when turned from South East to South West); thence South Easterly a distance of 59.05 feet along a line making an angle of 50 degrees 44 minutes (when turned from South West to South East); thence South Westerly a distance of 135.05 feet along a line making an angle of 63 degrees 53 minutes with the last named line (when turned from South East to South West); thence South Westerly a distance of 52.8 feet along a line making an angle of 51 degrees 16 minutes with the last named line (when turned from South West to South East); thence South Westerly distance of 74.5 feet along a line making an angle of 55 degrees 31 minutes with the last named line (when turned from South East to South West); thence South Easterly a distance of 89.2 feet along a line making an angle of 112 degrees 16 minutes with the last named line (when turned from South West to South East) thence South Easterly a distance of 52.13 feet along a line making an angle of 38 degrees 36 minutes with the last named line (when turned from South East to South); thence Easterly along a straight line a distance of 100.79 feet to a point in the East line of the West half of the East half of said South West quarter, thence Northerly along said East line a distance of 451.16 feet to place of beginning.

PARCEL 2: The North half of the West 25 feet of Tract 7 in Frederick H. Bartletts Golf and Country Club Estates, being a subdivision of the South 2150 feet of the East quarter of the South West quarter of Section 7 and the East 40 feet lying North of the South 2150 feet of said East quarter of the South West quarter of said Section 7, also the West 674.71 feet of the South East quarter of said Section 7, all being in Township 35 North, Range 14, East of the Third Principal Meridian according to the Plat thereof recorded May 29, 1942 as Document 12901128.

PARCEL 3: That part of the West 1/2 of the East 1/2 of the South West 1/4 of Section 7, Township 35 North, Range 14, East of the Third Principal Meridian, beginning at a point on the East line of the West 1/2 of the East 1/2 of said South West 1/4 1217.03 feet North of the South line of the South West 1/4 of Section 7, thence West along a straight line which makes an angle of 90 degrees 17 minutes with said East line when turned from South to West a distance of 100.79 feet to a point, thence South Easterly a distance of 54.0 feet along a line making an angle of 70 degrees with the last described East and West straight line when turned from East to South East; thence South Westerly 92.0 feet along a line making an angle of 130 degrees with the last named line when

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turned from North West to South West, thence South Westerly 85.70 feet along a line which makes an angle of 138 degrees 44 minutes with the last named line when turned from North East to West, thence Southerly along a curve having a radius of 988.37 feet and convex to the East a chord distance of 268.72 feet to a point said point being 241.0 feet East of the North West corner of Lot 6 in Butterfield Properties as measured along the North line of Said Lot 6 and said line extended East, thence East 210.23 feet along a line 793 feet North of and parallel to the South line of said South West 1/4 said parallel line also being the North line of Lots 6 and 12 of Butterfield Properties, to the East line of the West 1/2 of the East 1/2 of said South West 1/4 said line also being the West line of Frederick H. Bartlett's Golf and Country Club Estates, thence North a distance of 424.03 feet to the place of beginning, all in Cook County, Illinois, except the West 33 feet of that part of the West 1/2 of the East 1/2 of the South West 1/4 of Section 7, Township 35 North Range 14, East of the Third Principal Meridian, beginning at a point on the East line of the West 1/2 of the East 1/2 of said South West 1/4 1217.03 feet North of the South line of the South West 1/4 of Section 7, thence West along a straight line which makes an angle of 90 degrees 17 minutes with said East line when turned from South to West a distance of 100.79 feet to a point, thence South Easterly a distance of 54.0 feet along a line making an angle of 70 degrees with the last described East and West straight line when turned from East to South East; thence South Westerly 92.0 feet along a line making an angle of 130 degrees with the last named line when turned from North West to South West, thence South Westerly 85.70 feet along a line which makes an angle of 138 degrees 44 minutes with the last named line when turned from North East to West, thence Southerly along a curve having a radius of 988.37 feet and convex to the East a chord distance of 268.72 feet to a point said point being 241.0 feet East of the North West corner of Lot 6 in Butterfield Properties as measured along the North line of said Lot 6 and said line extended East, thence East 210.23 feet along a line 793 feet North of and parallel to the South line of said South West 1/4 said parallel line also being the North line of Lots 6 and 12 of Butterfield Properties, to the East line of the West 1/2 of the East 1/2 of said South West 1/4 said line also-being the West line of Frederick H. Bartlett's Golf and Country Club Estates, thence North a distance of 424.03 feet to the place of beginning, all in Cook County, Illinois.

PARCEL 4: Easement for ingress and egress for the benefit of Parcel 3 as created by a Grant dated June 18, 1970, by and between Williams G. Karnes and Virginia K. Karnes, his wife, and Jack E. Blackmon and Carolyn P. Blackmon, his wife, over, upon and across the Easterly 66 feet of the Southerly 45 feet of the Grantor's land, recorded July 8, 1970 as Document Number 21204484, in Cook County, Illinois.

.R DEPT-01 RECORDING 429.50
. T#0011 TRAN 4111 06/28/99 09:17:00
. #4391 ÷ TB #-99-617965
. COOK COUNTY RECORDER

STATEMENT BY GRANTOR AND GRANTEE

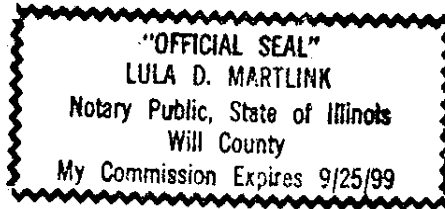
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment, of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 3/11, 19 99

Signature: Connie Nyiri
Grantor or Agent

Subscribed and sworn to before me by the said Connie Nyiri this 11th day of March, 19 99.

Lula D. Martlink
Notary Public



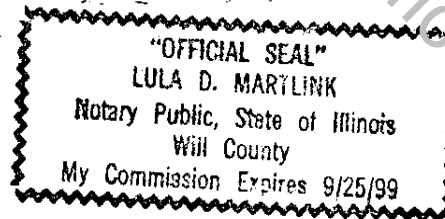
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 3/11, 19 99

Signature: Ronda Strasser
Grantee or Agent

Subscribed and sworn to before me by the said Ronda Strasser this 11th day of March, 19 99.

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