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WARRANTY DEED IN TRUST

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1999-04-01 15:12:51
Cook County Recorder 25.50



99313759

**COOK COUNTY
RECORDER
EUGENE "GENE" MOORE
MAYWOOD OFFICE**

The above space is for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor(s) RICHARD C. ROONEY and ANN M. ROONEY
of 937 Monroe, River Forest, Illinois, 60305, husband and wife

of the County of Cook and State of Illinois for and in consideration of TEN and 00/100
(\$10.00) Dollars, and other good and valuable considerations in hand, paid, Convey and warrant unto PARKWAY
BANK AND TRUST COMPANY, 4800 N. Harlem Avenue, Harwood Heights, Illinois 60656, an Illinois banking corporation, its
successor or successors, as Trustee under the provisions of a trust agreement dated the 5th
day of July 1994, known as Trust Number 10858, the following described real estate in the
County of Cook and State of Illinois, to-wit:

The North 1/2 of Lot 2 in Block 12 in the subdivision of Block 13 and
Block 12 (except the West 128 feet of the South 125 feet thereof) in Bogue's
addition to Oak Park, being a subdivision in the South East 1/4 of Section 1,
Township 39 North, Range 12 East of the Third Principal Meridian, in Cook
County, Illinois.

PIN# 15-01-409-003-0000

Address: 937 Monroe, River Forest, Illinois, 60305

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 plat hereon 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 full 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 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 charges of
any kind, to release, convey or assign any right, title or interest in or about or easement appurtenant to said premise 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.

EXEMPTION APPROVED

RELEASED, VILLAGE OF RIVER FOREST

Handwritten signature

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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 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 S and release S 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 S aforesaid have ve hereunto set their hand S and seal S this 31 day of March 19 99

Richard C. Rooney
Richard C. Rooney

Ann M. Rooney
Ann M. Rooney

THIS INSTRUMENT WAS PREPARED BY:

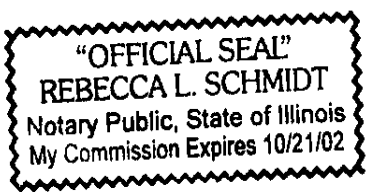
David E. Hoy, Attorney 1100 W. Lake Street, Suite 245 Oak Park, IL 60301

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 Richard C. Rooney and Ann M. Rooney

personally known to me to be the same person S are subscribed to the foregoing instrument and appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as the 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 31 day of March 19 99



Rebecca L. Schmidt
Notary Public

EXEMPTION APPROVED
TERRY J. DEER, VILLAGE OF RIVER FOREST

PARKWAY BANK AND TRUST COMPANY
4800 NORTH HARLEM AVENUE
HARWOOD HEIGHTS, ILLINOIS 60656
RECORDER'S BOX 282

MAIL TO: ATTY. DAVID E. HOY
1100 W. LAKE ST. #245
OAK PARK, IL (60301)

For information only insert street address of above described property

937 Monroe
River Forest, IL 60305



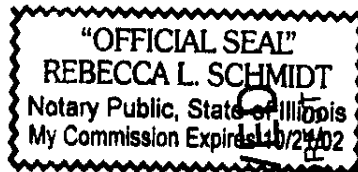
STATEMENT BY GRANTOR AND GRANTEE

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: MAR 31, 1999 Signature: Richard C. Rooney
Richard C. Rooney, Grantor

Subscribed and sworn to before me this 31 day of March, 1999. Signature: Ann M. Rooney
Ann M. Rooney, Grantor

Rebecca L. Schmidt
Notary Public

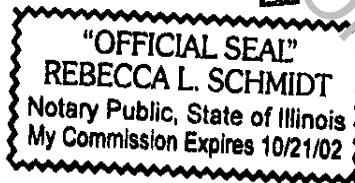


The grantee or his agent affirms and verifies (and) the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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: March 31, 1999 Signature: Parkway Bank & Trust
Parkway Bank & Trust, Grantee

Subscribed and sworn to before me this 31 day of March, 1999.

Rebecca L. Schmidt
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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)