

AFFIDAVIT OF JAMES V. O'GRADY, ATTORNEY
FOR BENEFICIARIES OF TRUST NO. 8312 AT
FIRST NATIONAL BANK OF EVERGREEN PARK

I, James V. O'Grady, being duly sworn and under oath, depose and state the following:

1. That I am the attorney for Jerome R. Selvage and Mary F. Selvage, beneficiaries of Trust NO. 8312 at First National Bank of Evergreen Park dated February 6, 1985.

2. The Deed was executed on February 6, 1985 and was delivered to the bank shortly thereafter.

3. On or about March 27, 1985 I was notified by the Bank that the Deed into Trust did not contain the signature of Mary F. Selvage, wife of Jerome R. Selvage. On March 27, 1985 a letter was directed to the beneficiaries requesting that this signature be obtained and that the Deed into Trust be forwarded directly to the Bank along with the Torrens Certificate.

4. On May 22, 1985, the original Torrens Certificate was delivered along with one copy of the executed Deed into Trust. The clients were advised another executed copy was required, and this was obtained and forwarded to the Trustee.

5. On June 18, 1985, First National Bank of Evergreen Park advised that a marital status affidavit would be required, due to the fact that the original Torrens Certificate shows Jerome R. Selvage, a bachelor, who has since remarried. This Affidavit was obtained from Jerome R. Selvage and was delivered on July 15, 1985 to the Trustee.

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6. On October 28, 1985, we were again advised by the First National Bank of Evergreen Park, that the Torrens Office refused to accept the Deed into Trust and were requiring an Affidavit because of stale date.

7. This Affidavit is given for the purpose of inducing the Registrar of Torrens Title to accept the Deed into Trust and cause same to be registered with its office without further delay.

8. The Registrar of Titles is held harmless and free from any costs, claims or liabilities because of the late registration of this deed.

AFFIANT FURTHER SAYETH NOT.

James V. O'Grady
JAMES V. O'GRADY

STATE OF ILLINOIS)
COUNTY OF COOK) SS.

JAMES V. O'GRADY, being duly sworn and under oath, deposes and states that he is the attorney for the beneficiaries, Jerome R. Selvage and Mary F. Selvage, of First National Bank of Evergreen Park Trust #5312, and that the above and foregoing Affidavit by him subscribed is true and correct to the best of his knowledge and his belief.

James V. O'Grady
James V. O'Grady

Subscribed and Sworn to before me this 29th day of October, 1985.

Anna Marie O'Shea
NOTARY PUBLIC

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O'GRADY, MCGANN AND O'GRADY

ATTORNEYS AT LAW

JAMES V. O'GRADY
PATRICK E. MCGANN

VINCENT J. O'GRADY
JOHN P. O'GRADY

HERITAGE STANDARD BANK BUILDING
4001 WEST 95TH STREET
OAK LAWN, ILLINOIS 60463
(312) 636-3833

October 29, 1985

First National Bank of Evergreen Park
3101 W. 95th Street
Evergreen Park, IL. 60642

ATTN. Mrs. Anne Moylan
Trust Department

RE: Trust #8312

Dear Ms. Moylan:

Enclosed please find Affidavit you requested
October 28, 1985 on the above matter.

Please do all that you can to see that the
original of the Deed into Trust gets registered immediately.
Hopefully, this Affidavit will meet the Torrens Office
requirements.

Sincerely,

James V. O'Grady
James V. O'Grady

/amo
Encls.

UNOFFICIAL COPY

3176121

This Indenture, Witnesseth, That the Grantor JEROME R. SELVAGE,
AND MARY F. SELVAGE, his wife

of the County of Cook and State of Illinois for and in consideration of TEN (\$10.00) and no/100 Dollars, and other good and valuable considerations in hand paid, Convey S and Warrant S unto the FIRST NATIONAL BANK OF EVERGREEN PARK, a national banking association existing under and by virtue of the laws of the United States of America, its successor or successors as Trustee under the provisions of a trust agreement dated the 6th day of February 19 85, known as Trust Number 8312 the following described real estate in the County of Cook and State of Illinois, to-wit:

Lot 787 in J.E. Merrion and Co's Hometown Unit No. 2, a Subdivision of that part of the Northeast Quarter (¼) of Section 3, lying North of the right of way of the Wabash Railroad, and part of the East Half (½) of the Northwest Quarter (¼) of said Section 3, Township 37 North, Range 13, East of the Third Principal Meridian, according to the Plat thereof registered as Document Number 1314818. Commonly known as 8753 S. Kostner, Hometown, Illinois

THIS TRANSFER IS EXEMPT UNDER PROVISION OF PARAGRAPH E, SECTION 4 OF REAL ESTATE TRANSFER TAX ACT.

Date February 6, 1985 James V. O'Grady
Attorney

(PERMANENT INDEX NO. 20 03 212 006)
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Grantee's Address: 3101 West 95th Street, Evergreen Park, Illinois 60602

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 all ways 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 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 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 (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 land 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 words "limitation" or words of similar import, or words similar to the statute in such case made and provided.

And the said grantor S hereby expressly waives and releases 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 homestead from sale on execution of judgments.

In Witness Whereof, the grantor S stored their hands and S their S on this 6th day of February 19 85.

SEAL: Jerome R. Selvage
SEAL: Mary F. Selvage, his wife

WITNESSETH: JAMES V. O'GRADY
Attorney
3176121, ILLINOIS 10453

3176121

UNOFFICIAL COPY

Deed in Trust
WARRANTY DEED

TO
THE FIRST NATIONAL BANK OF
EVERGREEN PARK
3101 WEST 95TH STREET
EVERGREEN PARK, ILL.
TRUSTEE

BOX 223

2-1049869
E. Selvage

Trusted 476124
6470134

Agent/Grantor _____
 Address _____
 Husband _____
 Wife _____
 Submitter _____
 REGISTERED OFFICIALS
 NOV 12 2 18 PM '85
 Notary Public _____
 My Commission Expires 7/28/85
 3101 West 95th Street
 Evergreen Park, Illinois 60822
 BOX 223

Property of Cook County Clerk's Office

I, _____, the undersigned
 a Notary Public in and for said County, in the State aforesaid, do hereby certify
 that _____ Jerome R. Selvage, and Mary F. Selvage, his wife
 personally known to me to be the same person _____ whose name _____
 subscribed to the foregoing instrument, appeared before me this day in person and
 acknowledged that _____ they _____ signed, sealed and delivered the said instrument
 as _____ 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
 6th _____ day of _____ February _____ A. D. 19 85
 Notary Public _____
 My Commission Expires 7/28/85