

FEDERAL TAX LIEN AFFIDAVIT

(PLEASE PRINT OR TYPE)

State of Illinois }  
County of Cook } ss.

Karen L. Miller being duly sworn, upon oath states that she

is 42 years of age and

- 1.  has never been married
- 2.  the widow(er) of \_\_\_\_\_

3.  married to James ~~Miller~~ Nelson

said marriage having taken place on November 1, 1985

4.  divorced from Ray D. Miller

date of decree March 2 1979

case 78 D 14877

county & state Cook, IL

Affiant further states that her social security number is 316-42-6653 and that there are no United States Tax Liens against her.

Affiant further states that during the last 10 years, affiant has resided at the following address and none other:

| FROM (DATE)                          | TO (DATE)                     | STREET NO.                              | CITY                               | STATE                  |
|--------------------------------------|-------------------------------|---|------------------------------------|------------------------|
| <u>Jan. 1-85</u><br><u>Jan. 1970</u> | <u>Present</u><br><u>1-85</u> | <u>830 W. Oak</u><br><u>601 Monarch</u> | <u>Oak Park</u><br><u>Oak Park</u> | <u>IL</u><br><u>IL</u> |

Affiant further states that during the last 10 years, affiant has had the following occupations and business addresses and none other:

| FROM (DATE)   | TO (DATE)      | OCCUPATION            | EMPLOYER              | ADDRESS (STREET NO.)<br>CITY STATE          |
|---------------|----------------|-----------------------|-----------------------|---|
| <u>3-1976</u> | <u>Present</u> | <u>Owner/Operator</u> | <u>Whit-Her Party</u> | <u>661 South Blvd</u><br><u>Oak Park IL</u> |

Affiant further states that affiant makes this affidavit for the purpose of inducing the Registrar of Titles, Cook County, Illinois to issue his Torrens Certificate of Title free and clear of possible United States Tax Liens.

Karen L. Miller

Subscribed and sworn to me this 6 day of June, 1986

Mary F. Pellegrini

UNOFFICIAL COPY

This Indenture Witnesseth, THAT THE GRANTOR 3521955 5 5

KAREN L. MILLER, Married to James Nelson

of the County of Cook and State of Illinois for and in consideration of TEN AND NO HUNDREDTHS Dollars,

and other good and valuable considerations in hand paid, Convey s and Warrant s unto the RIVER FOREST STATE BANK AND TRUST COMPANY, a corporation of Illinois, as Trustee under the provisions of a

Trust Agreement dated the 12th day of May 1986, known as Trust Number 3194, the following described real estate in the County of and State of Illinois, to-wit:

ALL OF LOT ONE (1) LOT TWO (except the South Twenty (20) feet thereof (2) in BLOCK Three (3) in the Subdivision of Blocks One (1), Two (2), Three (3), Four (4), Five (5), Six (6), Seven (7), Eight (8), and Nine (9) in Wallen and Probets Addition to Oak Park in Cook County, Illinois according to Map thereof recorded May 20, 1890, as Document No. 1472612

Permanent Index No. 16-18-111-012-0000P ALL

Commonly Known As: 601 Wenonah, Oak Park, Illinois 60302

Real Estate Transfer Tax Oak Park \$25
Real Estate Transfer Tax Oak Park \$1
Real Estate Transfer Tax Oak Park \$300
Real Estate Transfer Tax Oak Park \$100
Real Estate Transfer Tax Oak Park \$1
Real Estate Transfer Tax Oak Park \$1
Real Estate Transfer Tax Oak Park \$1
Real Estate Transfer Tax Oak Park \$1

MAIL TO BOX 283

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, power 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 present or in future, 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 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 instruments was executed in accordance with the trusts, conditions and limitations contained in this Indenture and in said 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 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 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 aforesaid has hereunto set her hand and seal this 5th day of June 1986

Karen L. Miller (SEAL) James Nelson (SEAL)

This Document was prepared by: MAIL TO: Albert S. George, JR., Attorney at Law 7777 W. Lake St. River Forest, IL 60305

AFFIDAVIT OF NO U.S. TAX LIEN ATTACHED

REAL ESTATE TRANSACTION TAX 31.00
STATE OF ILLINOIS REAL ESTATE TRANSFER TAX 31.00
DEPT. OF REVENUE

3521955

UNOFFICIAL COPY

(BOX 426)

Deed in Trust

WARRANTY DEED

RIVER FOREST STATE BANK  
AND TRUST COMPANY

TRUSTEE

TO

RIVER FOREST STATE BANK  
AND TRUST COMPANY  
Lake Street and Franklin Avenue  
RIVER FOREST, ILLINOIS

SAFECO TITLE INSURANCE CO.  
2 N. LA SALLE ST.  
SUITE 1700  
CHICAGO, IL. 60602

P76-05-155 Agency

Safeco

Sig. Card

Remainder

Delivery

Address

Subscribed

Witness

Age of Grantor

*[Handwritten signatures and dates]*  
JUN 21 12 52 PM '86

1. *the undersigned*  
a Notary Public in and for said County, in the State aforesaid, do hereby certify that  
KAREN L. MILLER and James Nelson, her husband  
personally known to me to be the same person s whose name s are  
subscribed to the foregoing instrument, appeared before me this day in person and  
acknowledged that they 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 the right of homestead.  
GIVEN under my hand and notarial seal this 5  
day of June A.D. 1986  
*Wm. F. Bellgrin*  
Notary Public

STATE OF ILLINOIS  
COUNTY OF COOK

Property of Cook County Clerk's Office

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*1322175*  
*W*