

UNOFFICIAL COPY

AFFIDAVIT OF LATE DELIVERY (GRANTEE ONLY)

103051969

I the undersigned do hereby state and swear on oath as follows:

Grantor

1. That I am the ~~Grantee~~ in a Deed in Trust deed dated June 23, 1972 ~~from~~ to Citizens Bank & Trust Company, T/U/T #66-1739, conveying title to a certain parcel of real estate commonly known as 836 North Evergreen, Arlington Heights, Illinois and legally described as The South Seventy Five (75) feet of the North One Hundred Ninety (190) feet (except the West One Hundred Thirty Two (132) feet thereof) of the West Half (1/2) of the North Half (1/2) of LOT THREE (3) in the Subdivision of the Northwest Quarter (1/4) of the Northwest Quarter (1/4) of Section 29, Town 42 North, Range 11 East of the Third Principal Meridian, in Cook County, Illinois.
2. That upon receiving said deed I inadvertently filed the deed at the office of the Recorder of Deeds of Cook County, Illinois rather than at the Office of Registrar of Titles of Cook County, Illinois.
3. That I was unaware that the title to the property was registered in Torrens and I was unaware that the aforementioned deed should have been filed at the Office of the Registrar of Titles in Cook County, Illinois (Torrens Office).
4. That at all times except during the period during which the aforementioned deed was in the possession of the Recorder of Deeds of Cook County, Illinois, said deed was in my exclusive possession and control and in that of no other; That no change in my marital status has occurred since delivery to me.
5. That I make this Affidavit to induce The Registrar of Titles to waive any objections as to stale date of delivery.
6. Now, therefore, affiant, his/her heirs and/or successors, at all times shall indemnify and save harmless, the Registrar of Titles, Cook County, Illinois, against all loss or damage to him arising by reason of delay in registration of this deed and the Registering of same on the Torren's Certificate of Title #1084970 and in relation to premises described therein, and all costs, charges, damages and expenses, and all claims and demands of every kind and nature, actions, causes of action, suits and controversies, whether groundless or otherwise arising therefrom.

03-29-100-004

Anita Van Boven
ANITA VAN BOVEN, formerly known as
ANITA MATTHEWS
Married
(MARITAL STATUS)

Subscribed and Sworn to
before me this 24th day of
October 26 1987
[Signature]
Notary Public
Seal

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Property of Cook County Clerk's Office

This Indenture Witnesseth: That the Grantor, ANITA MATTHEWS,

Divorced and not since remarried

of the County of Cook and State of Illinois for and in consideration of Ten and No/100 (\$10.00) Dollars,

and other good and valuable considerations in hand paid, the receipt whereof is hereby acknowledged, Convey and Quit-Claim unto the CITIZENS BANK & TRUST COMPANY, PARK RIDGE, ILL., an Illinois Banking Corporation, as Trustees under the provisions of a trust agreement dated the 15th day of May 1972, known as Trust Number 66-1739, the following

described real estate in the County of Cook and State of Illinois, to-wit:

The South 75 feet of the North 190 feet (except the West 132 feet thereof) of the West half of the North half of Lot 3 in the Subdivision of the Northwest quarter of the Northwest quarter of Section 29, Township 42 North, Range 11 East of the Third Principal Meridian

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 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 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 waives and releases 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 23 day of JUNE 1972

[Seal] Anita Matthews [Seal] ANITA MATTHEWS, divorced, and not since remarried [Seal]

83677 Conveyance
1/23/72

3661969 NO TAXABLE CONSIDERATION 21 950 438

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34910
TRUST NO. 66-1739
BOX 405

DEED IN TRUST

QUIT CLAIM DEED

3561969

3561969

3561969
CITIZENS BANK & TRUST COMPANY
TRUSTEE

3561969
PARK RIDGE, ILL.

Jack R. Davis
77 W. Washington 1317
Chicago IL 60602

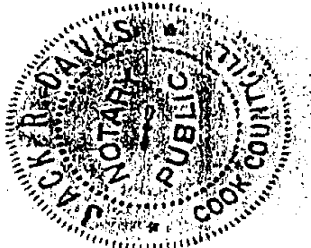
Property of Cook County Clerk's Office

JACK R. DAVIS
77 W. WASHINGTON
CHICAGO ILL. 60602
RM 518

MAIL TO

500 MAIL

21950438



I, JACK R. DAVIS
COUNTY OF COOK
STATE OF ILLINOIS
JUN-23-72 4 59 673 • 21950438 • A — REC
1972 JUN 23 AM 11:36
RECORDED ON DEEDS
COOK COUNTY, ILLINOIS
FILED FOR RECORD

a Notary Public in and for said County, in the State aforesaid, do hereby certify that ANITA MATTHEWS, divorced and not since remarried, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed, sealed and delivered the said instrument as her 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 23 day of JUNE A. D. 1972. Jack R. Davis Notary Public.

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