

# UNOFFICIAL COPY

FORM 4111

DOCUMENT NO. 71

524488

## STATUTORY FEDERAL TAX LIEN SEARCH

### PRESENT PARTIES IN INTEREST:

*deceased*  
Andrew Guardalabene  
Josephine Guardalabene

### DATE OF SEARCH:

### RESULT OF SEARCH:

none  
none

*7/26/90*

796423

90 JUL 26 PM 2:12

CAROL MOSELEY BRAUN  
REGISTRAR OF TITLES

### INTENDED GRANTEEES OR ASSIGNEES:

N B D Trust Co of Illinois

*AKA 264-4H*

*CLerk's Office*

### RESULT OF SEARCH:

none

*7/26/90*

IDENTIFIED  
No.         
Registrar of Torrens Titles  
CAROL MOSELEY BRAUN  
CLARK

Property of Cook County Clerk's Office

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3899671 9 9 6 7 1



## DEED IN TRUST

THIS INDENTURE WITNESSETH, That the Grantor **JOSEPHINE GUARDALABENE, a widow**  
of the County of Cook for and in consideration  
of TEN and 00/100 Dollars, and other good and  
valuable consideration in hand paid, Convey and warrant unto NBD TRUST COMPANY OF  
ILLINOIS, an Illinois Corporation,  
as Trustee under the provisions of a trust agreement dated the 2nd  
day of July, 1990, known as Trust Number 4264-AH the following described  
real estate in the County of Cook and State of Illinois, to wit:

Lot 13 in Block 1 in the Subdivision of Blocks 1, 11, 12 and 21 in Dunlop's  
Subdivision of the West Half (1/2) of the Southwest Quarter (1/4) of Section 13,  
Township 39 North, Range 12, East of the Third Principal Meridian.

Common Address: 816 S. Thomas Ave., Forest Park, IL. 60130  
Permanent Property Tax Identification Number 15-13-403 011-0000

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 agree-  
ment 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, to 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 lease 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 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 instrument thereto 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.

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 not to issue 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 hereunder set her hand and seal  
this 2nd day of July, 1990

*Josephine Guardalabene* (Seal)  
**JOSEPHINE GUARDALABENE**

(Seal)

This instrument was prepared by:  
**Dennis Wm. Kemp**  
One E. Northwest Hwy., Palatine, IL. 60067

After recording this instrument should be returned to  
NBD Trust Company of Illinois

3899671

This transaction is exempt under Chapter 120  
Section 1004(e) Ill. Revised Statutes

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State of Illinois )  
 )  
County of Cook )

I, Dennis Wm. Kemp, a Notary Public in and for said County,

in the state aforesaid, do hereby certify that Josephine Guardalotene, a widow

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 \_\_\_\_\_

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 the right of homestead.

Given under my hand and notarial seal this 2nd day of July 19 90

Age of Grantee	<u>17</u>
Address	<u>3899671</u>
Husband	<u>3899671</u>
Wife	<u>3899671</u>
Signature	<u>Dennis Wm. Kemp</u>
Notary Public	<u>Dennis Wm. Kemp</u>
Signature	<u>[Signature]</u>
Notary Seal	<u>3899671</u>
Signature	<u>[Signature]</u>

DENNIS Wm. KEMP  
ONE E. NORTHWEST HWY.  
PALATINE, ILLINOIS  
60067

1296688

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dup  
NI  
3899671

Clerk's Office