

NON - HOMESTEAD AFFIDAVIT
(FOR USE IN TORRENS TRANSACTIONS)

REVISED 4/86 HGL

I/We, Jack Sartain, being the
title holder(s) to the property registered on Certificate Number

Volume _____, Page _____, in the
Office of the Registrar of Titles. Cook County, Illinois, and being
married to _____

STATE(s):

(1) That the property herein is not homestead property.

(2) (a) That the property herein is held and used, _____

Investment

(insert general purposes: Industrial, Investment, Commercial)
and is (2)(b)

Vacant/developed with _____

(3) That no proceeding is now pending or contemplated
by affiant, nor does affiant know or believe that any proceeding
is contemplated by the spouse of same under the Dissolution of
Marriage Act, Ill. Rev. Stat., Ch. 40, §101, et seq.

(4) That neither affiant(s) nor the spouse(s) of same
is/are residing on said premises.

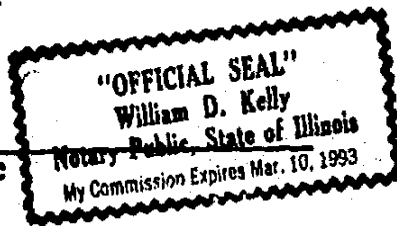
This affidavit is made to induce the Registrar of Titles to
accept a certain deed of conveyance effecting said property without
the signature(s) of the spouse(s); Said affiant(s) agree(s) to save
harmless the Registrar of Titles from any loss, claim, damage and
expenses related hereto sustained by acceptance of the said deed
and waiving any objection as to homestead rights.

Jack Sartain

Subscribed and sworn to
before me this 4th
day of April
A.D. 19 91.

(SEAL)

William D. Kelly
Notary Public



UNOFFICIAL COPY

RECEIVED

PROPERTY TAXATION - 1995
COUNTY OF COOK

THIS PROPERTY IS BEING OFFERED FOR SALE AT PUBLIC AUCTION ON WEDNESDAY, APRIL 12, 1995, AT 10:00 AM, AT THE COURT HOUSE, 111 WEST WASHINGTON STREET, CHICAGO, ILLINOIS 60602.

THE PROPERTY IS LOCATED IN THE CITY OF CHICAGO, ILLINOIS, AND IS DESCRIBED AS FOLLOWS:

SECTION 15, TOWNSHIP 37 NORTH, RANGE 4 EAST, COOK COUNTY, ILLINOIS.

ACRES: 0.00

LEGAL DESCRIPTION: ...

... THE PROPERTY IS BEING OFFERED FOR SALE AT PUBLIC AUCTION ...

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UNOFFICIAL COPY

TO BE COMPLETED & SIGNED BY JAMES DURANTE

NON - HOMESTEAD AFFIDAVIT (FOR USE IN TORRENS TRANSACTIONS)

REVISED 4/86 HGL

I/We, JAMES DURANTE, being the title holder(s) to the property registered on Certificate Number

Volume _____, Page _____, in the Office of the Registrar of Titles, Cook County, Illinois, and being married to LYNN ANNE DURANTE

STATE(s):

- (1) That the property herein is not homestead property.
- (2) (a) That the property herein is held and used, _____

INVESTMENT
(insert general purposes, Industrial, Investment, Commercial) and is (2) (b) Vacant/developed with _____

(3) That no proceeding is now pending or contemplated by affiant, nor does affiant know or believe that any proceeding is contemplated by the spouse of same under the Dissolution of Marriage Act, Ill. Rev. Stat., Ch. 40, §101, et seq.

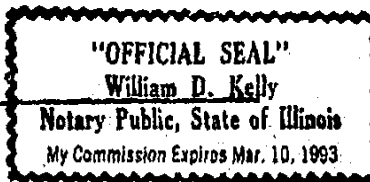
(4) That neither affiant(s) nor the spouse(s) of same is/are residing on said premises.

This affidavit is made to induce the Registrar of Titles to accept a certain deed of conveyance effecting said property without the signature(s) of the spouse(s); Said affiant(s) agree(s) to save harmless the Registrar of Titles from any loss, claim, damage and expenses related hereto sustained by acceptance of the said deed and waiving any objection as to homestead rights.

Subscribed and sworn to before me this 4th day of April A.D. 1991.

(SEAL)

William D. Kelly
Notary Public



James Durante
James Durante

UNOFFICIAL COPY

COOK COUNTY CLERK

PROPERTY OF COOK COUNTY CLERK'S OFFICE

and of _____

COOK COUNTY CLERK'S OFFICE

COMMERCIAL NATIONAL BANK

UNOFFICIAL COPY DEED IN TRUST

THIS INDENTURE WITNESSETH, That the Grantor Jack Sartain, Married to Harriet I. Sartain & James Durante, Married to Lynn Anne Durante of the County of COOK and State of ILLINOIS for and in consideration of *****TEN AND NO/100***** dollars, and other good and valuable considerations in hand paid, Convey and Warrant unto COMMERCIAL NATIONAL BANK of BERWYN, Berwyn, Illinois, a national banking association, its successor or successors, as Trustee under a trust agreement dated the 2ND day of JULY 19 85, known as Trust Number 850684, the following described real estate in the County of and State of Illinois, to-wit:

LOT EIGHT (8) IN BLOCK TWO (2) IN ELAINE SUBDIVISION OF THE SOUTHEAST QUARTER (1/4) OF THE SOUTHEAST QUARTER (1/4) (EXCEPT THAT PART TAKEN FOR STREETS) IN SECTION 21, TOWNSHIP 39 NORTH, RANGE, 13, EAST OF THE THIRD PRINCIPAL MERIDIAN.

PERMANENT INDEX NUMBER: 16-21-422-028 COMMONLY KNOWN AS: 1914 SOUTH 48TH COURT, CICERO, IL 60650

(Permanent Index No. _____)

TO HAVE AND TO HOLD the real estate with its appurtenances upon the trusts and for the uses and purposes hereinafter and in the trust agreement set forth.

Full power and authority is hereby granted to said trustee with respect to the real estate or any part or parts of it and at any time or times to subdivide and resubdivide; to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof; to execute contracts to sell or exchange, or execute grants of options to purchase, to execute contracts to sell on any terms, to convey either with or without consideration; to convey the real estate 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 the trustee; to donate, to dedicate, to mortgage, or otherwise encumber the real estate, or any part thereof; to execute leases of the real estate, or any part thereof, from time to time, in possession or reversion, by leases to commence in present or in the future, and upon any terms and for any period or periods of time, not exceeding 198 years, and to execute renewals or extensions of leases upon any terms and for any period or periods of time and to execute amendments, changes or modifications of leases and the terms and provisions thereof at any time or times hereafter; to execute contracts to make leases and to execute options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to execute contracts respecting the manner of fixing the amount of present or future rentals; to partition or exchange it for other real or personal property; to execute grants of easements or charges of any kind; to release, convey or assign any right, title or interest in or about or appurtenant to the real estate or any part thereof, and to deal with the title to said real estate and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the title to the real estate to deal with it, whether similar to or different from the ways above specified and at any time or times hereafter.

In no case shall any party dealing with said trustee in relation to the real estate, or to whom the real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by the trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on the real estate, or be obliged to see that the terms of the trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of the trustee, or be obliged or privileged to inquire into any of the terms of the trust agreement; and every deed, trust deed, mortgage, lease or other instrument executed by the trustee in relation to the 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 herein and by the 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 herein and in the trust agreement or in any amendments thereof and binding upon all beneficiaries, (c) that the 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 the trust.

This conveyance is made upon the express understanding and condition that neither COMMERCIAL NATIONAL BANK OF BERWYN, individually or as Trustee, nor its successor or successors in trust shall incur any personal liability or be subjected to any claim, judgment or decree for anything it or they or its or their agents or attorneys may do or omit to do in or about the said real estate or under the provisions of this Deed or said Trust Agreement or any amendments thereto, or for injury to person or property happening in or about said real estate, any and all such liability being hereby expressly waived and released. Any contract, obligation or indebtedness incurred or entered into by the Trustee in connection with said real estate may be entered into by it in the name of the then beneficiaries under said Trust Agreement as their attorney-in-fact, hereby irrevocably appointed for such purposes, or, at the election of the Trustee, in its own name, as Trustee of an express trust and not individually (and the Trustee shall have no obligation whatsoever with respect to any such contract, obligation or indebtedness except only so far as the trust property and funds in the actual possession of the Trustee shall be applicable for the payment and discharge thereof). All persons and corporations whomsoever and whatsoever shall be charged with notice of this condition from the date of the filing for record of this Deed.

The interest of each beneficiary under the trust agreement and of all persons claiming under them or any of them shall be only in the possession, earnings, and the avails and proceeds arising from the sale, mortgage or other disposition of the real estate, and such interest is hereby declared to be personal property, and no beneficiary shall have any title or interest, legal or equitable, in or to the real estate as such, but only an interest in the possession, 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 central file 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.

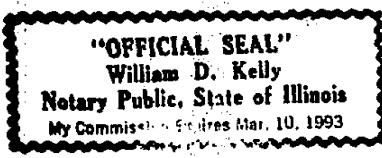
In Witness Whereof, the grantor(s) aforesaid have hereunto set their hands and seals this 15th day of March, 19 91

Jack Sartain (SEAL) James Durante (SEAL)
JACK SARTAIN (SEAL) JAMES DURANTE (SEAL)

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 JACK SARTAIN* and JAMES DURANTE**

* Married to Harriet I Sartain ** Married to Lynn Anne Durante personally known to me to be the same persons whose names 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 4th day of April, 19 91
Walter D. Kelly Notary Public



THIS DOCUMENT PREPARED BY: John C. Vojta 300 N Martingale Schaumburg, IL 60173

For information only insert street address of above described property.

2 Nonhomestead Affidavits attached

3954866 0125/85 15000/85 3250 011223 REFERENCE STAMPS MAR 21 1991

UNOFFICIAL COPY

12/26/33 7/4

IN DUPLICATE

3954866

3 31

MISSELY BRAUN
ATTORNEY AT LAW
TITLES

NOV 31 3 31 PM '33

5

REGISTERED BY

ADDRESS

PROPERTY NO. 05711 10

REGISTERED TO

Sig. Cont

A. I. G. JONES

3954866

ATTORNEY AT LAW
QUINCY FARM, INC.
218 B. LAUREL 6TH FLOOR
CHICAGO, ILL. 60603

TRUST NO. _____

DEED IN TRUST

TO

COMMERCIAL NATIONAL BANK
Deerlyn, Illinois

Trustee

MAIL TO:

COMMERCIAL NATIONAL BANK OF BERWYN
3322 OAK PARK AVENUE
BERWYN, ILLINOIS 60402

STATE OF ILLINOIS