

UNOFFICIAL COPY

DEED IN TRUST

03019933

The above space for recorder's use only

THIS INDENTURE WITNESSETH THAT THE GRANTOR, WILLIAM D. JONES, MARRIED TO BONNIE JONES of the County of COOK and State of ILLINOIS for and in consideration of the sum of TEN AND NO/100 Dollars (\$ 10.00) in hand paid, and of other good and valuable considerations, receipt of which is hereby duly acknowledged. Convey - and Warrant - unto HERITAGE TRUST COMPANY, an Illinois Corporation as Trustee under the provisions of a certain Trust Agreement, dated the 25TH day of NOVEMBER 19 92, and known as Trust Number 92-4763, the following described real estate in the County of COOK and State of Illinois, to-wit:

LOT 14 IN COUNTRY CLUB MEADOWS, A PLANNED UNIT DEVELOPMENT, BEING A SUBDIVISION OF PART OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P. I. # 28-04-301-003 ADDRESS: LOT 14 COUNTRY CLUB MEADOWS 139TH-140TH PLACE, CRESTWOOD, IL

TO HAVE AND TO HOLD the said real estate 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 said Trustee to improve, manage, protect and subdivide said real estate or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to redivide said real estate as often as desired, to contract to sell, to grant options to purchase, to sell on any terms, to convey either with or without warranty, to convey said 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 said Trustee, to donate, to mortgage, pledge or otherwise encumber said real estate, or any part thereof, to lease said real estate, or any part thereof from time to time, in possession or reversion, by lease or otherwise 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 lease the term of five years, and to renew or extend leases upon any terms and for any period or periods of time, and to amend, change or modify lease, 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 real estate, 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 also in or to or to be or to become appurtenant to said real estate or any part thereof, and to deal with 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 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, or any successor or trustee, in relation to said real estate, or to whom said real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said Trustee, or any successor in trust, be obliged to see to the application of any purchase money, rent or money borrowed or advanced on said real estate, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the authority, 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, or any successor in trust, in relation to said real estate shall be conclusively evidence in favor of every person (including the Registrar of Titles of said county) relying upon 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 all amendments thereto, if any, and binding upon all beneficiaries thereunder; (c) that said Trustee, or any successor in trust, was duly authorized and empowered in respect to execute and deliver every such deed, trust deed, lease, mortgage or other instrument and that 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, his or their predecessor in trust.

This conveyance is made upon the express understanding and conditions that neither said Trust Company, 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, or a ruling in or they or its or their agents or attorneys may desire to do in or about the said real estate or under the provisions of this Deed or said Trust Agreement or any amendment thereto, or for injury to person or property, judgment 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 beneficiary under said Trust Agreement as their attorney-in-fact, hereby irrevocably appointed for such purposes, or, at the election of the Trustee, as Trustee of an express trust and not individually said 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 whatsoever and whatever it is all be charged with notice of this condition from the date of the filing for record of this Deed.

The interest of each and every beneficiary hereunder and under said Trust Agreement and of all persons claiming under them or any of them shall be only in the earnings, profits and proceeds arising from the sale or any 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 such earnings, profits and proceeds thereof as aforesaid, the mortgage hereof being to vest in said Heritage Trust Company the entire legal and equitable title in fee simple, in and to all of the real estate above described.

If the title to any of the above real estate 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 limitation, or words of similar import, in accordance with the statute in each 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 exemption of homesteads from sale on execution or otherwise.

In Witness Whereof, the grantor appeared to S. herunto set his hand and seal the 11th day of November 19 93. WILLIAM D. JONES (SEAL) BONNIE JONES (SEAL)

STATE OF ILLINOIS County of COOK I, JOHN A. JURUS, a Notary Public in and for said County in the State aforesaid, do hereby certify that WILLIAM D. JONES, MARRIED TO BONNIE JONES

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 he signed, sealed and delivered the said instrument as his 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 seal this 11th day of November 1993. JOHN A. JURUS (SEAL) Notary Public My commission expires

GRANTEE: HERITAGE TRUST COMPANY 17500 Oak Park Avenue Tinley Park, Illinois 60477 139TH-140TH PLACE CRESTWOOD, IL 60445

51384784 DALLAMD JOHN A. JURUS ISVP CENTRAL OAK FOREST, L. 604500000

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This space for Allotting Rollers and Revenue Stamps

Document Number

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STATE OF ILLINOIS
DEC-93
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE
\$500.00

Cook County
REAL ESTATE TRANSACTION TAX
REVENUE STAMP
\$250.00
980683

Property of Cook County Clerk's Office

03019933

DEPT-01 RECORDINGS \$23.50
#9799 TRAN 2675 12/14/93 14:52:00
#104 # *03-019933
COOK COUNTY RECORDER

1993 DEC 14 14:52:00
RECORDING STATE CLERK'S OFFICE
1001 BOND ST. CHICAGO, IL 60601