

UNOFFICIAL COPY

DEED IN TRUST

COOK COUNTY, ILLINOIS
FILED FOR RECORD

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Ludwig R. Olson
RECORDER OF DEEDS

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The above space for recorder's use only

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THIS INDENTURE WITNESSETH, THAT THE GRANTOR, **LONNIE BRAMLETT and JUDITH BRAMLETT, his wife and JOHN E. PRONGER and CHRISTINE PRONGER, his wife,** of the County of **Cook** and State of **Illinois**, for and in consideration of the sum of **TEN and 00/100 (\$10.00)** Dollars (\$ **10.00**), in hand paid, and of other good and valuable considerations, receipt of which is hereby duly acknowledged, Convey and Warranty—unto **COUNTY BANK AND TRUST COMPANY**, an Illinois Corporation as Trustee under the provisions of a certain Trust Agreement, dated the **19th** day of **February** 19 **71** and known as Trust Number **1428**, the following described real estate in the County of **Cook** and State of Illinois, to-wit:
The East 100.2 feet of the South 179.11 feet of the West 243.2 feet of the South East Quarter of Section 30, Township 37 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

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 to said Trustee, or any successor in trust, to 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 repurchase 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 consideration, to convey said real estate or any part thereof to a successor or successors in trust and to grant to each successor or successors in trust, without consideration, to convey said real estate or any part thereof to a successor or successors in trust, 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 leases to commence in present or in future, and upon any term, for any period or periods of time, not exceeding in the case of any single lease 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 a lease 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 about or easement 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.

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In no case shall any party dealing with said Trustee, or any successor in trust, in connection with 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 subject or see to the application of any purchase money, rent or money borrowed or advanced on said real estate, or be obliged to pay the terms of this Trust Agreement, or any amendment thereto, or be obliged to incur into the security, directly or indirectly of any act of said Trustee, or any successor in trust, or be bound by 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 conclusive evidence in favor of every person, including the Registrar of Titles of Illinois, who purchases in good faith under said Trust Agreement, or in relation to said real estate, and in said Trust Agreement or in all amendments thereof, if any, and binding upon all beneficiaries hereunder; provided that said Trustee, or any successor in trust, was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument and that 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 his, his or their predecessor in trust.

This conveyance is made upon the express understanding and conditions that neither County Bank and 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 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 amendment thereto, or for injury to person or property happening in or about said real estate, 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 him 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 option of the Trustee, in his 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 to the actual possession of the Trustee shall be applicable for the payment and discharge thereof). All persons and corporations whatsoever and whatsoever shall be charged with notice of this condition from the date of the filing or 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 the earnings and proceeds thereof as aforesaid, the intention hereof being to vest in said County Bank and 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 file in the certificate of title or duplicate thereof, or in the record, 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 **S** hereby expressly waives from 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, **S** aforesaid has **S** hereunto set **S** hand, **S** and seal, this **18th** day of **Feb** 19 **71**.
Lonnie Bramlett [SEAL] *John E. Pronger* [SEAL]
Judith Bramlett [SEAL] *Christine Pronger* [SEAL]

STATE OF **ILLINOIS** County of **COOK** County, in the State aforesaid, do hereby certify that **Lonnie Bramlett and Judith Bramlett, his wife, and John E. Pronger and Christine Pronger, his wife,**

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 seal this **18th** day of **Feb**, 19 **71** A. D. 19 **71**.
Richard M. Olson
NOTARY PUBLIC, STATE OF ILLINOIS
COMMISSION EXPIRES AUGUST 18, 1973 Public.
MEMBER ILLINOIS NOTARY ASSOCIATION



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Document Number
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COUNTY BANK AND TRUST COMPANY
Box 711
For information only insert street address of above described property.

GRANTEES ADDRESS: 12015 S. WESTERN, BLUE ISLAND, ILL. 60648

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