

# UNOFFICIAL COPY

COOK COUNTY, ILLINOIS  
FILED FOR RECORD

21 601 623

*Edmund P. Boland*  
RECORDER OF DEEDS

MAIL TO:

AUG 27 '71 3 02 PM  
DEED IN TRUST  
QUIT CLAIM

RECORDERS STAMP

21601623

COOK  
CO. NO. 016

073881

ZION STATE BANK and TRUST COMPANY  
2612 Sheridan Road  
ZION, ILLINOIS



STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
DEPT. OF REVENUE  
22.00

THIS INDENTURE WITNESSETH, That the Grantor

GERALDINE DANIELSEN, a spinster,  
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 Quit Claim unto the ZION  
STATE BANK and TRUST COMPANY, a corporation of Illinois, as Trustee under the provisions of a  
trust agreement dated the 16th day of July, 1971, known as Trust Number 454  
the following described real estate in the County of Cook and State of Illinois, to-wit:

The East 87.33 feet of Lot 2 (except the North 103 feet thereof) in Dempster Garden House Subdivision, being a Subdivision of part of the South East quarter of Section 15, Township 41 North, Range 12, East of the 3rd P. M. Easements as set forth in the plat of subdivision dated April 4, 1960 and recorded June 9, 1960 as document 17877299, and as created by the Mortgage from Colonial Ridge Homes Incorporated, a corporation of Illinois to 1st Federal Savings Loan Assoc. of Maywood, dated Sept. 27, 1963 and recorded November 4, 1963 as Document No. 18960185 in Cook County, Illinois,

60-47-270w

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 redivide 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 present or future, 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, 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 changes of any kind, to release, convey or a sign and give 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 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 limitation", 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 benefit 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 16th day of July 1971

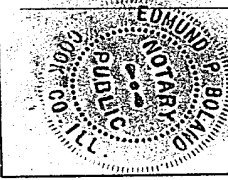
(Seal) *Geraldine Danielson* (Seal)

(Seal) \_\_\_\_\_ (Seal)

State of Illinois } SS. I, Edmund P. Boland a Notary Public in and for said County, in  
County of Cook } the state aforesaid, do hereby certify that Geraldine Danielson,  
a spinster,

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 16 day of July 1971  
*Edmund P. Boland*  
Notary Public



500

Revenue Stamps Here

21 601 623

ADDRESS OF PROPERTY - GRAYVILLE  
2612 S. Sheridan Rd.  
ZION, ILL.

This above address is for statistical purposes only and is not a part of this document.

BOX 533

END OF RECORDED DOCUMENT