

WARRANTY DEED IN TRUST

21 717 913
The above space for recorder's use only

60-51-876K

THIS INDENTURE WITNESSETH, That the Grantor, Isak Gustafson and Pearl Gustafson, his wife of the County of Cook and State of Illinois, for and in consideration of the sum of Ten and no cents Dollars (\$ 10.00), in hand paid, end of other good and valuable consideration, which is hereby duly acknowledged, Convey, Sell and Warrant unto PALOS STATE BANK, a banking corporation duly organized and existing under the laws of the State of Illinois, and duly authorized to accept and execute trusts within the State of Illinois, as Trustee under the provisions of a certain Trust Agreement, dated the 25th day of June, 1971, and known as Trust Number 1-0233 the following described real estate in the County of Cook and State of Illinois, to-wit: LOT 26 in BLOCK 13 in CALUMET CITY 1ST ADDITION, in the North East 1/4 of the North East 1/4 of Section 12, Township 36 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois

Address of Grantee: Palos Bank & Trust Company
12321 South Harlem Avenue
Palos Heights, 60463, Illinois

SUBJECT TO Real estate taxes for 1971 and subsequent years

DO GIVE 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 to improve, manage, protect and subdivide said real estate or any part thereof, to divide said real estate into lots, streets, highways or alleys and to vacate any subdivision or part thereof, and to resubdivide 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 such successor or successors in trust all of the title, powers and authorities vested in said Trustee, to donate, to dedicate, 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 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 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 (a) leases 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 may be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified, at all times or times hereafter. In no case shall any party dealing with said Trustee, or any successor in trust, 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 conclusive evidence in favor of every person (including the Register of Deeds of Cook County) relying upon or claiming under any such conveyance lease or other instrument, (b) that at the time of the delivery of the deed of the trust created by this Indenture and by said Trust Agreement was in full force and effect, (c) 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 any amendments thereto, if any, and binding upon all beneficiaries thereunder, (d) 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 (e) if the conveyance is made by 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. This conveyance is made upon the express understanding and condition that neither the said Bank, 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 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, 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 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 whatsoever to answer 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 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, avails and proceeds arising from the sale or any other disposition of said real estate, and such interest is hereby expressly waived and released. The beneficiaries shall have any title of 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, the intention hereof being to vest in said Bank 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 Register of Deeds is hereby directed not to register or note in the certificate of title or memorandum thereof, or memorial, the words "in trust," "with conditions," or "with limitations," or words of similar import, in accordance with the statute in such case made and provided, and said Trustee shall not be required to produce the said Agreement or a copy thereof, or any extracts therefrom, as evidence that any transfer, charge or other dealing involving the registered lands is in accordance with the true intent and meaning of the trust. 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 the exemption of homestead from sale on execution or other.

In Witness Whereof, the grantor Isak Gustafson and Pearl Gustafson hereunto set their hand and seal this 25th day of June, 1971
Isak Gustafson (SEAL) Pearl Gustafson (SEAL)

State of Illinois)
County of Cook) ss. Marie Mary Downs, a Notary Public in and for said County, in the state aforesaid, do hereby certify that Isak Gustafson and Pearl Gustafson, his wife

personally known to me to be the same person s they subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they executed and delivered the said instrument as their free and lawful act and deed and purposes therein set forth, including the release and waiver of the homestead exemption. Witness my hand and seal this 13th day of November, 1971
Marie Mary Downs
Notary Public



PALOS STATE BANK
12321 SOUTH HARLEM AVE., PALOS HEIGHTS, ILL. 60463
Phones: 448-9100 / 238-6582
TRUST DEPARTMENT

295 YATES AVE
CALUMET CITY, ILL. 60628
City State

COOK CO. NO. 016
88527
STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEPT OF REVENUE
7.1.50

500

Document Number
21 717 913

TR-12 (2-64)

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COOK COUNTY, ILLINOIS
FILED FOR RECORD

Charles H. Olson
RECORDER OF DEEDS

21717913

Nov 19 '71 12 31 PM

Property of Cook County Clerk's Office

WARRANTY DEED
IN TRUST

ISAAC GUSTAFSON

To

PALOS STATE BANK
TRUSTEE

Mailed!

REPUBLIC FEDERAL SAVINGS
AND LOAN ASSOCIATION OF CHICAGO
6222 SOUTH KEDZIE AVENUE
CHICAGO, ILLINOIS 60621

11-9318 JAC

Box 37

END OF RECORDED DOCUMENT