

# UNOFFICIAL COPY

## DEED IN TRUST

21 872 891

Form 191 Rev. 5-63

The above space for recorder's use only

THIS INDENTURE WITNESSETH, THAT THE GRANTOR, **JERRY DEAN BATEMAN AND LU ELLEN M. BATEMAN, HIS WIFE** 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 **AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO**, a national banking association as Trustee under the provisions of a certain Trust Agreement, dated the **3rd** day of **April** 19 **67**, and known as Trust Number **24730**, the following described real estate in the County of **Cook** and State of **Illinois**, to wit:

**Lot 29 in block 11 in Hanover Highlands Subdivision of the South 1/2 of the North West fractional 1/4, and the North 49 acres of the South West fractional 1/4 of Section 31, Township 41 North, Range 10, East of the Third Principal Meridian, according to the plat thereof recorded May 10, 1962, as Document Number 18,471,876, in Cook County, Illinois.**

APR 19 PM 12 46

Grantee's Address - 1530 Spruce Avenue, Hanover Park, 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 to improve, manage, protect and subdivide said real estate or any part thereof, to dedicate parks, streets, highways or alleys to locate any subdivision or part thereof and to establish 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 estate, powers and authorities stated in said Trustee to donate, to dedicate, to mortgage, to lease 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 such terms and for any period or periods of time, not exceeding in the case of any single lease 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 conditions thereof at any time or times hereafter, to contract to make leases and to grant 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 price or of store 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 lease, convey or assign any right, title or interest in or about or 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 should 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 in trust in relation to said real estate, or any part thereof, be obliged to see to the application of any purchase money paid or money borrowed or advanced on said real estate, or be obliged to see that the terms of this deed 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 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 said county) relying upon or claiming under any such conveyance, lease or other instrument as 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, and that such conveyance or other instrument was executed in accordance with the trusts, conditions and limitations recited in this Indenture and in said Trust Agreement or in all amendments thereof, if any, and binding upon all beneficiaries hereunder; 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 any 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 of the real estate, rights, powers, authorities, duties and obligations of its his or their predecessor in trust.

This conveyance is made upon the express understanding and conditions that neither American National Bank and Trust Company of Chicago, 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, and no 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 Trust or 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 whatsoever 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, assets 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 earnings, assets and proceeds thereof as aforesaid the intention hereby being to vest in said American National Bank and Trust Company of Chicago the entire legal and equitable title in the simple, in and to all of the real estate above described.

If the title in any of the above real estate is now or heretofore 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 limitations, or words of similar import, in accordance with the statute in such case made and provided.

And the said grantor hereby expressly waives, releases and discharges, and agrees to waive, release and discharge, 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 ha **VE** herewith set **their** hand **S**

**S** this **13th** day of **April** 19 **72**  
*Jerry Dean Bateman* (SEAL) *Lu Ellen M. Bateman* (SEAL)  
**Jerry Dean Bateman** (SEAL) **Lu Ellen M. Bateman** (SEAL)

STATE OF **ILLINOIS** I, **Patricia J. DePrizio**, a Notary Public in and for said County of **COOK** County, in the State aforesaid, do hereby certify that **Jerry Dean Bateman and Lu Ellen M. Bateman, 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, and the release and waiver of the right of homestead.

GIVEN under my hand and **notarial** seal this **13th** day of **April**  
*Patricia J. DePrizio*  
**Patricia J. DePrizio**  
 Notary Public

My commission expires **October 4, 1975**

**American National Bank and Trust Company of Chicago**  
 Box 221  
 1530 Spruce Avenue  
 Hanover Park, Illinois  
 For information only insert street address of above described property.

STATE OF ILLINOIS  
 REAL ESTATE TRANSFER TAX  
 DEPARTMENT 01.30  
 APR 19 1972  
 REVENUE  
 RB 10761

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Document Number  
 21872891

END OF RECORDED DOCUMENT