

UNOFFICIAL COPY

WARRANTY DEED IN TRUST

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Form TR-2 4/67

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantors Frank M. Hines, and Doris E. Hines, his wife

of the County of Cook and State of Illinois for and in consideration of Ten and 00/100 Dollars, and other good and valuable considerations in hand paid, Convey and warrant unto the MOUNT PROSPECT STATE BANK, a corporation of Illinois, as Trustee under the provisions of a trust agreement dated the 15th day of September 1970, known as Trust Number 155, the following described real estate in the County of Cook and State of Illinois, to-wit:

Lot 779 in Elk Grove Village Section 1 South, being a Subdivision in the North half of Section 28, Township 41 North, Range 11, East of the Third Principal Meridian, according to the plat thereof recorded in the Recorder's Office of Cook County, Illinois, on April 24, 1957, as document 16886255, and filed in the Office of the Registrar of Titles of Cook County, Illinois, on April 24, 1957, as document LR 1734744, in Cook County, Illinois.

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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 resubdivide 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, 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, or for any term and for any period or periods of time, not exceeding in the case of any single demise the term of 99 years, 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, to sell and options to purchase the whole or any part of the reversion and to contract respecting the manner of fixing the amount of purchase price, or future rentals, to partition or to exchange said property, or any part thereof, for other real or personal property, to grant easements, or rights of any kind, to release, convey or assign any right, title or interest in or about or adjacent equipment 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 desiring to sell, mortgage, or otherwise encumber 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 to the application of any purchase money, rent, or money borrowed or advanced on said premises, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the necessity, 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, 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, and in some amendment thereof and binding upon all beneficiaries hereunder, (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, powers, authorities, duties and obligations of the trustee 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 limitations", or words of similar import, in accordance with the statute in such case made and provided.

And the said grantors hereby expressly waive and release, jointly and severally, all right or benefit under and by virtue 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 grantors, S. Hines and D. Hines herunto set their hands and seal, this 15th day of September 1970.

Frank M. Hines (Seal) Doris E. Hines (Seal)
(Seal) (Seal)

State of Illinois County of DuPage ss. Carole Ann Subers a Notary Public in and for said County, in the state aforesaid, do hereby certify that Frank M. Hines and Doris E. Hines, his wife



personally known to me to be the same persons whose name is 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 notarial seal this 15th day of September 1970.
Carole Ann Subers
Notary Public

MOUNT PROSPECT STATE BANK 15 East Busse Mount Prospect, Illinois 60056
Box 818 254 Greenbrier Elk Grove Village, Ill.
For information only insert street address of above described property.

NO TAXABLE CONSIDERATION
This space for affixing Illinois and Revenue Stamps

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END OF RECORDED DOCUMENT