

QUIT CLAIM  
~~WARRANTY DEED~~ IN TRUST

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*Sidney R. Olson*

JUN 10 1974 2 14 17 PM '74 22743847 W A REC

5.00

THIS INSTRUMENT WITNESSETH, That the Grantor JEANNE M. BOICE, a spinster

of the County of Cook and State of Illinois for and in consideration of TEN AND 00/100 (\$10.00) Quit Claims Dollars, and other good and valuable considerations in hand paid, Convey and unto MAYWOOD-PROVISO STATE BANK, a corporation of Illinois, as Trustee under the provisions of a trust agreement dated the 16th day of April 1974, known as Trust Number 3398 the following described real estate in the County of Cook and State of Illinois, to-wit:

Lot 24 (except the South 5 feet) and the South 20 feet of Lot 25 in Block 2 in Mills and Sons' Third Addition to Green Fields, being a Subdivision of the East half of the South West quarter (except the North 174 feet and the South 191 feet) of Section 36, Township 40 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

Subject to covenants, conditions and restrictions of record.

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, ways 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, 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 lease to commence in present or future, 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 to purchase the whole or any part of the reversion and to contract respecting the manner of fixing the amount of rent or future rent, to partition or to exchange said property, 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 easement appurtenant to said premises or any part thereof, to deal with said property and every part thereof in all other ways and for such other considerations as it would be lawful for a 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 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 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 instrument 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 in, 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 in any other public 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 hereby expressly waives, releases and renounces 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 homesteads from sale on execution or otherwise.

In Witness Whereof, the grantor aforesaid has hereunto set her hand and seal this 16th day of April 1974.

(Seal) *Jeanne M. Boice* (Seal)  
Jeanne M. Boice (Seal)

State of ILLINOIS, the undersigned a Notary Public in and for said County in County of COOK ss. the state aforesaid, do hereby certify that Jeanne M. Boice, 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 1st day of June 1974.

*Francis L. Stafford*  
Notary Public

GRANTEE'S ADDRESS  
MAYWOOD-PROVISO STATE BANK  
411 Madison St., Maywood, Ill.  
THIS INSTRUMENT WAS PREPARED BY: MICHAEL COOPER  
GIACHINI & COOPER, LTD.  
401 MADISON, MAYWOOD, ILL. 60153

1929 North 77th Avenue  
Elmwood Park, IL 60635  
For information only insert street address of above described property.  
Mail tax bills to:  
Maywood-Proviso State Bank Trust 3398  
411 Madison Street  
Maywood, IL. 60153

5.00

EXEMPT UNDER PROVISIONS OF PARAGRAPH 6, SECTION 4, REAL ESTATE TRANSFER ACT.  
*Francis L. Stafford*  
Buyer, Seller or Representative  
6/9/74 Date

Document Number: 22743817

END OF RECORDED DOCUMENT