

# UNOFFICIAL COPY

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LEGAL BLANKS

No. 1990

DEED IN TRUST  
(ILLINOIS)

COOK COUNTY, ILLINOIS  
FILED FOR RECORD

22 748 745

*John H. Olson*  
REGISTRAR OF DEEDS

JUN 17 1974 3 02 PM

\*22748745

The Above Space For Recorder's Use Only

THE GRANTORS, DOUGLAS B. BIRCHFIELD, SHIRLEY BIRCHFIELD, his wife,  
and JERRY R. PEDDY and MARY B. PEDDY, his wife,  
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 ~~WARRANT~~ <sup>{WARRANT}\*</sup> unto BANK OF LANSING

of Lansing, Illinois, as Trustee under the provisions of a trust agreement dated the  
day of April, 1974, and known as Trust Number 74-5

(hereinafter referred to as "said trustee," regardless of the number of trustees,) and unto all and every successor or  
successors in trust, under said trust agreement, the following described real estate in the County of Cook  
and State of Illinois, to-wit: LOTS 11 and 12 in Block 1 in Phillips Subdivision  
of the North East 1/4 of the North East 1/4 of Section 18, Town-  
ship 36 North, Range 15, East of the Third Principal Meridian,  
in Cook County, Illinois;

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the uses and pur-  
poses herein and in said trust agreement set forth.

Full power and authority are hereby granted to said trustee to improve, manage, protect and subdivide said prem-  
ises or any part thereof; to dedicate, to dedicate, streets, highways or alleys; to vacate any subdivision or part thereof, and  
to resubdivide said property as of one 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 succes-  
sors 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 in futuro, and upon any term, 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 con-  
tract to make leases and to grant options to lease and options to purchase the whole or any part of the premises or  
part of the reversion and to contract respecting the manner of fixing the amount of present or future rentals; to par-  
tition or to exchange said property, or any part thereof, for other real or personal property; to grant easements or  
charges of any kind; to release, convey or assign any right, 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 to  
the application of any purchase money, rent, or money borrowed or advanced on said premises, or be obliged to see to  
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 or other instrument executed by said trustee in relation to said real estate shall be com-  
pulsive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instru-  
ment. (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, con-  
ditions 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 Deeds is hereby directed  
not to register or note in the certificate of title or duplicate thereof, or memorial, the words "in trust," or "upon con-  
dition," 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 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 homesteads from sale on execution or  
otherwise.

In Witness Whereof, the grantor aforesaid hereunto set hand and seal this

day of April 1974  
*Jerry R. Peddy* SR (SEAL) *Douglas B. Birchfield* D.B. (SEAL)  
*Mary B. Peddy* (SEAL) *Shirley Birchfield* (SEAL)

I, the undersigned, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY that  
DOUGLAS B. BIRCHFIELD & SHIRLEY BIRCHFIELD, JERRY R. PEDDY & MARY B. PEDDY  
personally known to me to be the same persons 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,  
including the release and waiver of the right of homestead.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 15 day of April 1974  
Completed Pursuant to Section 15-102 of the Illinois Notary Public Act  
\*USE WARRANT OR DEED CLIN AS PARTIES DESIRE

*John H. Olson*  
NOTARY PUBLIC  
Grantees: 3115 Ridge Rd, Lansing, Ill.  
ADDRESS OF PROPERTY:

PREPARED BY  
NAME Edward A. Antonietti  
MAIL TO: ADDRESS 313 River Oaks  
CITY AND STATE Calumet City, Ill  
OR RECORDER'S OFFICE BOX NO BOX 533

THE ABOVE ADDRESS IS FOR STATISTICAL  
PURPOSES ONLY AND IS NOT A PART OF  
THIS DEED.  
SEND SUBSEQUENT TAX BILLS TO:  
NAME  
ADDRESS

NO TAXABLE CONSIDERATION

I hereby declare that the foregoing deed represents a  
transfer of real estate in Cook County, Illinois, Section 4, of the Cook County Finance and Tax Act.

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DOCUMENT NUMBER  
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END OF RECORD DOCUMENT