

77 781 419

THIS INSTRUMENT WAS PREPARED BY

Andrea Benedek
NAME

2940 Grand Ave 24
ADDRESS

This Indenture Witnesseth That the Grantor (s) CHARLES W. HESS
and PATRICIA A. HESS, his wife,

of the County of Cook and State of Illinois for and in consideration
of Ten [\$10.00] Dollars,

and other good and valuable considerations in hand paid, Convey and Quit-Claim unto

FARRIS TRUST AND SAVINGS BANK, 111 West Monroe Street, Chicago, Illinois 60690, a corporation of Illinois,

as Trustee under the provisions of a trust agreement dated the 11th day of July 1974

known as Trust Number 36011, the following described real estate in the County of Cook
and State of Illinois to-wit:

The part of the North half of the North West fractional quarter
of Section 22, Township 40 North, Range 12, East of the Third
Principal Meridian lying East of Wisconsin Central Railroad
described as follows: Commencing at a point which is 157. feet
South of North line of North half of the North East fractional
quarter of said Section 22 and 25 feet West of East line of North
half of North West fractional quarter of said Section 22, thence
south along a line parallel to and 25 feet West of East line of
North half of North West fractional quarter of said Section 22,
a distance of 60 feet, thence West along a line parallel to and
217 feet South of North line of North half of North West
fractional quarter of said Section 22, a distance of 165 feet
thence North along a line parallel to and 190 feet West of East
line of North half of North West fractional quarter of said
Section 22, a distance of 60 feet, thence East along a line
parallel to and 157 feet South of North line of North half of
North West fractional quarter of said Section 22, a distance of
165 feet to the place of beginning in Cook County, Illinois.

Property Clerk's Office

UNOFFICIAL COPY

Property of Office

Subject to general taxes for the year 1973 and thereafter.
Subject to all 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, highways or alleys and to vacate any subdivision or part thereof; and to redivide 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 in futuro, 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 premises, 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 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, 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) that 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 predecessors in trust.

The interest of each and every beneficiary hereunder and of all persons claiming under them on any of them shall be only in the earnings, avails and proceeds arising from the sale or other disposition of the real estate, and such interest is hereby declared to be personal property, and no beneficiary hereunder shall have any legal 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 authorized 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 S hereby expressly waive and release 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 S aforesaid have hereunto set their hands and

12th day of July 1974
S. J. Allen (SEAL)
Salvino A. Hea (SEAL)
(SEAL) (SEAL)

Exempt under provisions of Paragraph e, Section 4, Real Estate Transfer Tax Act.

7/12/74 Date John Benedick Buyer, Seller or Representative

22-781-A19

UNOFFICIAL COPY

STATE OF ILLINOIS
COUNTY OF COOK

John BENEDEK

a Notary Public, in and for said County, in the State aforesaid, do hereby certify that
CHARLES W. HESS and PATRICIA A. HESS, his wife,



who are
personally known to me to be the same persons whose names 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 redemption of the premises.
NOTARY PUBLIC
COOK COUNTY ILLINOIS

GIVEN under my hand and Notarial Seal this 12th day
of JULY 17-74 A 5151, 69 22781419 A — Rec 6.00

John Benedek
Notary Public.

W 6.00

John R. Olson

Property of Cook County Clerk's Office

BOX 8

TRUST No... 86011,

DEED IN TRUST

CHARLES W. HESS and PATRICIA A.
HESS, his wife,

TO
HARRIS TRUST AND SAVINGS BANK
TRUSTEE

PROPERTY ADDRESS

3944-46 Willow Road
Schiller Park, Illinois 60176

HARRIS TRUST AND SAVINGS BANK
111 West Monroe Street

22781419

1981 REV. 6/70

END OF RECORDED DOCUMENT