

UNOFFICIAL COPY

QUIT CLAIM
KNOX COUNTY, ILLINOIS
KNOX DEED IN TRUST
FILED FOR RECORD

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Shirley R. Olson
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The above space for recorder's use only

LAIRD
632232370

THIS INDENTURE WITNESSETH, That the Grantors, RUTH ELLEN HAMMERSTROM and ARTHUR H. HAMMERSTROM, her spouse, of 1605 E. Central Rd., Arlington Heights, of the County of Cook and State of Illinois for and in consideration of TEN AND NO/100 (\$10.00) Dollars, and other good and valuable considerations in hand paid, Convey unto MAYWOOD-PROVISO STATE BANK, a corporation of Illinois, as Trustee under the provisions of a trust agreement dated the 2nd day of July, 1968, known as Trust Number 2439 the following described real estate in the County of Cook and State of Illinois, to-wit:

Lot 15 and 16 in Block 69 in Maywood, a subdivision in Section 2, Section 11 and Section 14, Township 39 North, Range 12 East of the Third Principal Meridian, 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, rights-of-way or alleys and in various subdivisions of part thereof, and to re-subdivide 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 trustee or successors in trust, and to grant to such trustee 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 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 such 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, to execute and deliver, in person or by agent, 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 funding the amount of present or future rentals, to execute, or to execute said property, or any part thereof, for either real or personal property, to grant assignments or charges of any kind, to convey or assign any right, title or interest in or about or appurtenant to said premises or any part thereof, and to do 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, obligated to be held, 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, nor 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 the same, and no beneficiary hereunder shall be bound by any instrument (a) that at the time of the delivery thereof the trust area is not defined by the indenture and by said trust agreement was in full force and effect, (b) that such instrument was executed in violation of the terms, conditions and limitations contained in this indenture and in said trust agreement or in some amendment thereto and binding upon all beneficiaries thereunder, (c) that said trustee was duly authorized and empowered to execute and deliver the same, (d) that such instrument or other instrument and (e) 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 duly vested with all the title, estate, rights, powers, duties and obligations of the trustee of the 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 grantor, S, hereby expressly waives, releases and conveys any and all right to be set 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 has hereunto set their hands and seals this 10th day of July, 1974.

Ruth Ellen Hammerstrom (Seal) (Seal)
Ruth Ellen Hammerstrom
Arthur H. Hammerstrom (Seal) (Seal)
Arthur H. Hammerstrom

I, Joseph A. Farina, a Notary Public in and for said County, in the state aforesaid, do hereby certify that *Ruth Ellen Hammerstrom* and *Arthur H. Hammerstrom, her spouse*

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, including the release and waiver of the right of homestead. Given under my hand and notarial seal this 10th day of July, 1974. My commission expires March 2, 1977.

GRANTEE'S ADDRESS
MAYWOOD-PROVISO STATE BANK
411 Madison St., Maywood, Ill.
Cook County Recorder Box 3

208 South Second Ave., Maywood., Ill.
For information only insert street address of above described property.

NO TAXABLE CONSIDERATION

Exempt under provisions of Paragraph 5, Section 4, Real Estate Transfer Tax Act

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END OF RECORDED DOCUMENT