

UNOFFICIAL COPY

0828406

22 910 505

This Indenture Witnesseth, THAT THE GRANTOR JAMES B. WENTZ, divorced and not since remarried,

of the County of Cook and State of Illinois for and in consideration of TEN Dollars,

and for other good and valuable considerations in hand paid, Conveys and Warrants unto the RIVER FOREST STATE BANK AND TRUST COMPANY, a corporation of Illinois, as Trustee under the provisions of a Trust Agreement dated the Seventh day of October 1974, known as Trust Number 2003, the following described real estate in the County of Cook and State of Illinois, to-wit:

Lot 56 in Branigan's Forest View Homesites, a subdivision of part of Section 28 Township 41 North, Range 11 East of the Third Principal Meridian, according to the plat thereof recorded, September 9, 1973, as document 137221 in Cook County, Illinois.

08-28-406-004

Subject to real estate taxes for 1974 and subsequent years and covenants, conditions and restrictions of record.



STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
12.00

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the uses and purposes hereinafter 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 in any term, 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, power 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 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 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 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 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 the application of any purchase money, rent, or money borrowed or advanced on said premises, or be obliged to see that the terms of his trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of said trustee, or be obliged 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 instruments was executed in accordance with the trusts, conditions and limitations contained in this Indenture and in said agreement or in some amendment of the deed binding upon all beneficiaries thereunder, (c) that said trustee was duly authorized and empowered to execute and deliver any 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 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 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 has hereunto set his hand and

seal this 24 day of October 1974.

James B. Wentz

[SEAL]

[SEAL]

[SEAL]

[SEAL]

BOX 888

Printers Address
Lake St. & Franklin
Riverside, Ill

PROPERTY OF COOK COUNTY

63-45-378-6

Use

22 910 505

UNOFFICIAL COPY

STATE OF ILLINOIS
COUNTY OF COOK

ss.

I, Carolyn H. Krause

a Notary Public in and for said County, in the State aforesaid, do hereby certify that

JAMES B. WENTZ, divorced and not since remarried,

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 he signed, sealed and delivered the said instrument
as his 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 26
day of October A.D. 1974.

Carolyn H. Krause
Notary Public



COOK COUNTY, ILLINOIS
FILED FOR RECORD
Nov 18 '74 3 02 PM

William P. Olson
*22910505

2203388
BOX 888

Deed in Trust
WARRANTY DEED

TO
RIVER FOREST STATE BANK
AND TRUST COMPANY
TRUSTEE

THIS INSTRUMENT WAS PREPARED BY
CHARLES H. KRAMER, ATTORNEY AT LAW
102 N. RANDOLPH ST., CHICAGO, ILL. 60606

RIVER FOREST STATE BANK
AND TRUST COMPANY
Lake Street and 7th Avenue
RIVER FOREST, ILLINOIS

C&J

END OF RECORDED DOCUMENT