

UNOFFICIAL COPY

Shelby A. Olsen

RECORDER OF DEEDS
COOK COUNTY, ILLINOIS
FOR RECORD

WARRANTY DEED IN TRUST

SEP-29-72 508455 • 22068873 u A -- Rec

22 068 873

5.00

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantors LAWRENCE W. BAER and BARBARA JEAN BAER, his wife as joint tenants of the County of Cook and State of Illinois, for and in consideration of the sum of TEN AND NO/100 Dollars (\$ 10.00), in hand paid, and of other good and valuable considerations, receipt of which is hereby duly acknowledged, Convey and Warrant unto LA GRANGE STATE BANK, a banking corporation duly organized and existing under the laws of the State of Illinois, and duly authorized to accept and execute trusts within the State of Illinois, as Trustee under the provisions of a certain Trust Agreement, dated the 20th day of September 1972, and known as Trust Number 1839, the following described real estate in the County of Cook and State of Illinois, to-wit:

Lot 16 in Block 9 in Richmond's Addition to La Grange in Section 33, Township 39 North, Range 12 East of the Third Principal Meridian in Cook County, Illinois

Grantee's Address: 14 S. La Grange Road
La Grange, Ill 60525

SUBJECT TO

TO HAVE AND TO HOLD the said real estate 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, or any successor in trust, to improve, manage, protect and subdivide said real estate as any part thereof, to dedicate paths, streets, highways or alleys and to execute any subdivision map, and to redivide said real estate as often as desired, to contract to sell, to grant options to purchase, to sell or lease, to convey, either with or without consideration, to convey, said real estate 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, interest and appurtenances vested in said Trustee, to donate, to dedicate, to mortgage, pledge or otherwise encumber said real estate, or any part thereof, to lease said real estate, or any part thereof, from time to time, in possession or reversion, by lease to terminate in possession or in future, and upon any terms and for any period or periods of time, not exceeding in the case of any single lease 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 any of 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 or to lease, in 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 real estate, 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 adjacent to said real estate or any part thereof, and to deal with said real estate 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 or any time or times hereafter.

In no case shall any party dealing with said Trustee, or any successor in trust, in relation to said real estate, or to whom said real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said Trustee, or any successor in trust, be obliged to see to the completion of any purchase money, rent or money borrowed or advanced on said real estate, or be obliged to see that the same of the trust have been complied with, or be obliged to inquire into the authority, 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, or any successor in trust, in relation to said real estate shall be conclusive evidence in favor of every person (including the Register of Titles of said county) 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 all amendments thereto, and binding upon all beneficiaries thereunder, (c) that said Trustee or any successor in trust, was duly authorized and empowered to execute and deliver every such 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 title, title or their predecessor in trust.

This conveyance is made upon the express understanding and condition that neither LA GRANGE STATE BANK, individually or as Trustee, nor its successor or successors in trust shall incur any personal liability or be subjected to any claim, judgment or decree in enforcing it or they or its or their agents or attorneys may do or may be deemed to do in or about the said real estate or under the provisions of this Deed or said Trust Agreement or any instrument thereunder, or for injury to person or property happening in or about said real estate, and all such liability being hereby expressly waived and released. Any contract, obligation or indebtedness incurred or entered into by the Trustee or any successor in trust in connection with said real estate may be entered into by it in the name of the beneficiaries or of said Trust Agreement as their attorneys-in-fact, hereby irrevocably appointed for such purposes, or of this Indenture and in its own name, as Trustee or on express behalf and individually (and the Trustee shall have no obligation whatsoever with respect to any such contract, obligation or indebtedness except only so far as the trust assets and funds in the actual possession of the Trustee shall be applicable for the payment and discharge thereof). All persons and corporations whatsoever and whomever shall be deemed with notice of this condition from the date of the filing for record of this Deed.

The interest of each and every beneficiary hereunder and under said Trust Agreement and of all persons claiming under them or any of them shall be only in the earnings, profits and proceeds arising from the sale or any other disposition of said real estate, and such interest is hereby declared to be a 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, profits and proceeds as aforesaid, the intention hereby being to vest in said LA GRANGE STATE BANK the entire legal and equitable title in fee simple, and to all of the said real estate as so described, and the beneficiaries hereunder shall be deemed to have accepted the same. If the title in any of the above real estate is now or hereafter registered, the Register of Titles is hereby directed to register the same 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 said Trustee shall not be required to produce the said Agreement or a copy thereof, or any extracts therefrom, in that any transfer, change or other dealing involving the registered lands is in accordance with the true intent and meaning of the trust.

And the said grantors hereby expressly waive and release, and release, any and all right or benefit under and by virtue of any and all laws 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 seals this 20th day of September 1972

(SEAL) Lawrence W. Baer (SEAL)
LAWRENCE W. BAER
(SEAL) Barbara Jean Baer (SEAL)
BARBARA JEAN BAER

County of Illinois) ss. I, Mary G. Travin, a Notary Public in and for said County,
County of Cook) in the state aforesaid, do hereby certify that

LAWRENCE W. BAER AND BARBARA JEAN BAER, his wife 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 same instrument as their free and voluntary act, for the uses and purposes set forth, including the release and waiver of the right of homestead. Given under my hand and notarial seal this 20th day of September 1972

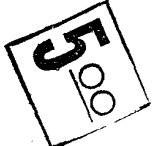
Mary G. Travin
MARY G. TRAVIN
Notary Public

La Grange State Bank 340 Kensington, La Grange, Ill. 60525
500-1224 FLEETWOOD PRESS
MAIL TO: 14 S. La Grange Road
La Grange, Illinois 60525

For information only insert street address of above described property.

END OF RECORDED DOCUMENT

Property of Cook County, Illinois



This space for affixing Riders and Revenue Stamps

Consideration Not Taxable

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