

UNOFFICIAL COPY

DEED IN TRUST

No. 771

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THIS INDENTURE, WITNESSETH, THAT THE GRANTOR S MARY SARRIS, a widow not having remarried, of the County of Lake, and State of Illinois, and KATHERINE SARRIS BERNER, a divorced person not having remarried

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, receipt of which is hereby acknowledged, Convey and

Warrant unto KATHERINE SARRIS BERNER of Chicago, Illinois

as Trustee under the provisions of a trust agreement dated the 16th day of March,

1973, known as Trust Number 1 (and in the event of the death, resignation, refusal or inability of

the said Katherine Sarris Berner to so act as such Trustee, then unto

Joseph N. Sikes of Lake County, Illinois as Successor in Trust,

with like powers, duties and authorities as are vested in the said Katherine Sarris Berner

as such Trustee) all our right, title and interest in the following described real estate in the County of Cook and State of Illinois,

to-wit: lots 20, 21 and 22 (except that part taken for widening Western Avenue) in block 17 in W. K. Kaiser and Company's Arcadia Terrace, being a Subdivision of the North half of the South East quarter (except the West 33 feet) and the South East quarter of the South East quarter of Section 1, Township 40 North, Range 13, East of the 3rd P. N., in Cook County, Illinois.

Subject to restrictions, conditions, covenants, and easements of record, if any; and to general real estate taxes for years 1972 and 1973.

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the uses and purposes herein and in such 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 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 successor or successors in trust and to grant to such successor or successors in trust all of the trust 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, to any party thereof, from time to time, in possession or reversion, 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 premises 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 changes 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 deed 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 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 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 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 hand S and seal S this 16th day of March 19 73.

Mary Sarris
Mary Sarris

[Seal] x Katherine Sarris Berner [Seal]
Katherine Sarris Berner

[Seal] [Seal]

Name of Grantee & Taxpayer: Katherine Sarris Berner, as Trustee
7455 N. Ridge Blvd., Chicago, Ill. 60645

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