

# UNOFFICIAL COPY

WARRANTY DEED IN TRUST

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1976 MAY 10 PM 2 37

MAY-10-76 1:58:67 PM REC'D 23479403 - A -- Fee 10.00

THIS INDENTURE WITNESSETH, That the Grantor s EDISON WELLS and MARY W. WELLS, his wife

of the County of Cook and State of Illinois for and in consideration of TEN AND 00/100 (\$10.00) Dollars, and other good and valuable considerations in hand paid, Convey and warrant unto MAYWOOD-PROVISO STATE BANK, a corporation of Illinois, as Trustee under the provisions of a trust agreement dated the 30th day of April 1976, known as Trust Number 3939 the following described real estate in the County of Cook and State of Illinois, to-wit:

The North 80 feet of Lot 43 (except that part thereof lying Northerly of a line running from a point on the East line of said lot, 40 feet South of the Northeast corner thereof to a point on the West line of said lot 16.90 feet South of the Northwest corner thereof) in Broadview Estates Addition to Maywood, a Subdivision of Blocks 10, 15 and 16 in Wallace Addition to Maywood, also of the East quarter of the North 67.2 acres of the South 150.4 acres of the West half of Section 15 Township 39 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois

Permanent Index No. 15-15-306-006

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 resubdivide 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 leases to continue in present or 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 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 lease, 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 contained in 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 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.

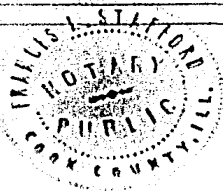
If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in the certificate of title or duplicate thereof, or memorial, the words "in trust", or "upon condition", or "with limitations", or words of similar import, in accordance with the statute in such case made and provided.

And the said grantor, s hereby expressly waives and releases any and all right of benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale or execution or otherwise.

In Witness Whereof, the grantor, s aforesaid have hereunto set their hand, s and seal this 30th day of April 1976.

(Seal) Edison Wells (Seal) Edison Wells (Seal) Mary W. Wells (Seal) Mary W. Wells

State of ILLINOIS ss. I, the undersigned, a Notary Public in and for said County, in County of COOK do hereby certify that the state aforesaid, do hereby certify that Edison Wells and Mary W. Wells, 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 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 30th day of April 1976

Francis S. Stafford Notary Public

GRANTEE'S ADDRESS MAYWOOD-PROVISO STATE BANK 411 Madison St., Maywood, Ill.

THIS INSTRUMENT WAS PREPARED BY MICHAEL MANN GIACCHINI & MANN 401 MADISON, MAYWOOD, ILL 60153

1821 South 19th Avenue Maywood, IL 60153

For information only insert street address of above described property. Mail tax bills to: Maywood-Proviso State Bank Trust #3439 411 Madison Street Maywood, IL 60155

EXEMPT UNDER PROVISIONS OF PARAGRAPH C, SECTION 4, REAL ESTATE TRANSFER ACT. Buyer Seller or Representative Date 5/10/76

This space for affixing Ruler and Revenue Stamp

23479403

10.00

END OF RECORDED DOCUMENT