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COOK COUNTY CLERK'S OFFICE
FILED AND RECORDED

WARRANTY DEED IN TRUST

MAY 13 10 01 AM '76

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The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantors ROBERT F. BRANDON and ELLEN JANE BRANDON, his wife

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 and Warrant unto the BANK OF LANSING, a corporation of Illinois, as Trustee under the provisions of a trust agreement dated the 17th day of May 19 76, known as Trust Number 2040-59, the following described real estate in the County of Cook and State of Illinois, to-wit:

(SEE ATTACHED SHEET)

Unit No. 75 in the West 119.00 feet of Lot 89 (excepting therefrom the South 84.50 feet) in Lynwood Terrace Unit No. 1, being a Subdivision of the East 1460 feet of the West 1710 feet of the South half of the South West quarter of Section 7, and the South 80 feet of the North 535 feet of the West 250 feet of the South half of the South West quarter of said Section 7, Township 35 North, Range 15, East of the Third Principal Meridian, in Cook County, Illinois, as delineated on survey of Lot 89, which survey is attached as exhibit 'A-1' to Declaration made by Standard Bank and Trust Company as Trustee under Trust No. 3652, recorded in the Office of the Recorder of Cook County, Illinois, as document No. 21893211 dated May 8, 1972; together with an undivided 7.003% per cent interest in said Lot 89 (excepting from said Lot 89 all the property and space comprising all the units thereof as defined and set forth in said declaration and survey) in Cook County, Illinois, subject to that certain trust deed dated April 10, 1976 and recorded October 13, 1976 as Document No. 23449811 made by Robert F. Brandon and Ellen Jane Brandon, his wife, to Chicago Title and Trust Company to secure a note for \$12,000.

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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, 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 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 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 any 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 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 claiming 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 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 use 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, 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 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 _____ 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 VE hereunto set their hand S and seal S this 17th day of May 1976.

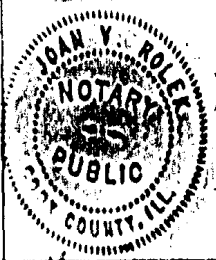
Robert F. Brandon (SEAL)
ROBERT F. BRANDON

Ellen Jane Brandon (SEAL)
ELLEN JANE BRANDON

_____ (SEAL)

_____ (SEAL)

State of Illinois } SS I, Joan V. Rolek a Notary Public in and for said County, in County of Cook } the state aforesaid, do hereby certify that ROBERT F. BRANDON and ELLEN JANE BRANDON, 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 17th day of May 1976.

Joan V. Rolek
Notary Public

BANK OF LANSING

This instrument prepared by
James A. Drst, Vice President and Trust Officer
Bank of Lansing, 3115 R. Jge Road, Lansing, IL 60438

20102 Oak Lane, Lynwood, IL 60411

For information only insert street address of above described property.

This space for affixing Riders and Revenue Stamps.

EXEMPT UNDER PROVISIONS OF PARAGRAPH "E" SECTION 4, REAL ESTATE TRANSFER ACT.

5-17-76 James A. Drst

DATE REPRESENTATIVE, BANK OF LANSING

10-1-3
Document Number
23 490 073

END OF RECORDED DOCUMENT

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