

UNOFFICIAL COPY

23 565 671

This Indenture Witnesseth That the Grantor (s)
GEORGE J. PETERSON and LYNN B. PETERSON, his wife

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, Convey and Quit-Claim unto
WORTH BANK AND TRUST, 6825 West 111th Street, Worth, Illinois 60482, a corporation of Illinois,
as Trustee under the provisions of a trust agreement dated the 2nd day of July 1976,
known as Trust Number 1927, the following described real estate in the County of Cook
and State of Illinois, to-wit:

Exhibit "A" attached hereto is expressly made a part hereof.

Parcel 1:

Unit No. Royal Oak 11 as delineated on Survey of the following described Real Estate (hereinafter referred to as Parcel):
Lot 24 in Oak Forest Terrace, a Subdivision of part of the South East quarter of Section 17, Township 36 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois; which Survey is attached as Exhibit "A" to Declaration of Condominium made by Oak Forest Terrace, Incorporated as developer and recorded in the Office of the Recorder of Cook County, Illinois as Document 22451001; together with an undivided 19.00311 per cent interest in said Parcel (excepting from said Parcel all the property and space comprising all the Units thereof as defined and set forth in said Declaration and Survey).

Parcel 2:

Easement for the benefit of Parcel 1 as shown on plat of Oak Forest Terrace Subdivision, recorded as document 21942332 and as set forth in the Terrace Maintenance Association amended Declaration of Covenants Conditions and Restrictions recorded as document 22073461 and as created by Deed from Oak Forest Terrace Incorporated, a corporation of Illinois, to George J. Peterson and Lynn B. Peterson recorded October 22, 1973 as document 22520257 for ingress and egress.

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Cook County Clerk's Office

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Property of *Kathleen Baldwin*

Exempt under provisions of Paragraph E, Section 4,
Real Estate Transfer Tax Act. Date: 7-12-76

Kathleen Baldwin
Signature of Buyer - Seller or their Representative.

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 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 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 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 of 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 predecessors 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 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 aforesaid have hereunto set their hand and seal this 2nd day of July 1976.

George J. Peterson (SEAL)
GEORGE J. PETERSON

Lynn B. Peterson (SEAL)
LYNN B. PETERSON

____ (SEAL)

____ (SEAL)

____ (SEAL)

____ (SEAL)

This document was prepared by:
KATHLEEN BALDWIN
WORTH BANK AND TRUST
6825 WEST 111th STREET
WORTH, ILLINOIS 60482

This document was prepared by:

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STATE OF ILLINOIS }
COUNTY OF COOK } ss. I, KATHLEEN J. BALDWIN

a Notary Public, in and for said County, in the State aforesaid, do hereby certify that
GEORGE J. PETERSON AND LYNN B. PETERSON, his wife

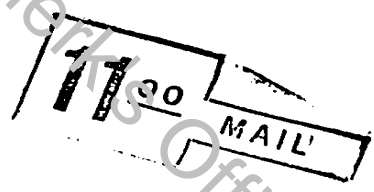
_____ who are
personally known to me to be the same person _____ whose name _____ subscribed to
the foregoing instrument appeared before me this day in person, and acknowledged that
they _____ signed, sealed and delivered the said instrument as _____ their
free and voluntary act, for the uses and purposes therein set forth, including the release
and waiver of the right of homestead.

GIVEN under my hand and Notarial Seal this 12th day
of July, 1976.
Kathleen J. Baldwin
Notary Public.



Property of Cook County Clerk's Office

RECORDS OF LANDS
COOK COUNTY, ILLINOIS
JUL 20 PM 1 53
JUL-20-76 224916 • 23565671 • A --- Rec 11.15



23565671



TRUST No.....

DEED IN TRUST

TO

WORTH BANK AND TRUST

TRUSTEE

PROPERTY ADDRESS

Worth Bank Trust
46 Caldesana + Leonard
69 W. Washington
Chicago, Ill.

WORTH BANK AND TRUST

625 West 11th Street Worth, Illinois 60182

END OF RECORDED DOCUMENT