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COOK COUNTY, ILLINOIS
FILED FOR RECORD

WARRANT AUG 23 10 31 AM '76

23 607 135

Edwney R. Owen
RECORDER OF DEEDS

*23607135

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor

MAURICE FREDERICK and ADELE L. FREDERICK, 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 COMMUNITY BANK of HOMEWOOD-FLOSSMOOR, a corporation of Illinois, whose address is 18600 South Dixie Highway, Homewood, Illinois 60430, as Trustee under the provisions of a trust agreement dated the 10th day of July 1976, known as Trust Number 76055 the following described real estate in the County of COOK and State of Illinois, to-wit:
Lot 8 and Lot 9 in Mach's subdivision, being a subdivision of the south 328.05 feet of the north 1/2 of the east 1/2 of the east 1/2 of the south east 1/4 of Section 3, Township 35 North, Range 14 east of the third principal meridian (except that part thereof east of a line 50.00 feet west of and parallel to the east line of said south east 1/4 of Section 3 aforesaid) and (also excepting from the above described tract of land the west 30.00 feet of the north 182.00 feet) and (also excepting therefrom the east 140.0 feet of the west 170.0 feet of the north 130.0 feet) and (also excepting from the above tract of land that part of the north 130.00 feet lying east of a line 410.0 feet east of and parallel with the west line of the east 1/2 of the east 1/2 of the south east 1/4 of Section 3 aforesaid) in Cook County, Illinois.

TO HAVE AND TO HOLD the said premises with the covenants 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 carry out 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 or to lease, to convey either with or without consideration, in money or said premises or any part thereof to a trustee or successor in trust and to grant to said trustee or successor in trust all of the title, estate, powers and authorities vested in said trustee, to donate, to dedicate, to mortgage, to lease or otherwise encumber said property, or any part thereof, to lease said property, or any part thereof, from time to time, to prosecute or defend, to lease, to continue or to renew in the future, and upon any terms and for any period or periods of time not exceeding in the case of any 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 the same, 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 purchase, to purchase the whole or any part of the reversion and to contract regarding the manner of leasing the present or future real estate, 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 appertaining to said premises, or any part thereof, and to do all such things 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 do 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, mortgaged, leased or otherwise encumbered by said trustee be obliged to see that the application of any purchase money, rent or money borrowed or advanced on said premises, or be obliged to see that the terms of any lease or mortgage have been complied with, or be obliged to inquire into the necessity or expediency of any act of said trustee, or be obliged to be present to or participate in 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 instrument, lease or other instrument, at the time of the delivery thereof, the trust created by this indenture and by said trust agreement was in full force and effect, but such conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this indenture and said trust agreement or in some amendment thereof and funding upon all beneficiaries hereunder. It is further agreed that said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument and all of the conveyance to make to a successor or successors in trust, that such successor or successors in trust have been justly 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 this indenture 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 possessed by the Beneficiary of Title as here provided to register or note in the certificate of title or duplicate thereof, or recorded in the public records, or "in some 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 warrants and releases any and all right or benefit that may be claimed by virtue of any and all statutes of the State of Illinois, providing for the redemption of mortgages from sale on execution or otherwise.

In Witness Whereof, grantor(s) addressed above, do hereby certify that their names and seal(s)

this 23rd day of July 1976

(Seal) *Maurice Frederick (Seal)

(Seal) *Adele L. Frederick (Seal)

This instrument prepared by HENRY S. GREEN, 80 RIVER OAKS PLAZA, CALUMET CITY, ILLINOIS 60409

State of ILLINOIS, County of COOK, HENRY S. GREEN, a Notary Public in and for said County, in

the state aforesaid, do hereby certify that MAURICE FREDERICK AND ADELE L. FREDERICK, his wife

personally known to me to be the same persons whose names 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, intending to receive and waive of the right of homestead.

Given under my hand and official seal this 23rd day of July 1976.

After recording return to: Vacant in Glenwood, Illinois

COMMUNITY BANK of HOMEWOOD-FLOSSMOOR 18600 S. Dixie Highway, Homewood, IL 60430 799-2990

BOX 533

No. TAXABLE CONSIDERATION

I hereby declare that the attached deed represents a trust in compliance with the provisions of Paragraph Section 4, of the Real Estate Transfer Tax Act.

This space for affixing Hibern and Revenue Stamps

10.00

Document Number

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