

# UNOFFICIAL COPY

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DEED IN TRUST

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The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor **SUSAN R. STEGE, a spinster,**

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 **s** and Quit Claim unto the **MATTESON-RICHTON BANK**, a corporation duly organized and existing under the laws of the United States and qualified to do a trust business under and by virtue of the laws of the State of Illinois, whose principal place of business is Matteson, Illinois, as Trustee under the provisions of a trust agreement dated the **27th** day of **August** 19 **76**, known as Trust Number **74-286**, the following described real estate in the County of and State of Illinois, to-wit:

**Lots 1 through 7 inclusive in Lynwood Terrace Unit No. 1, a Subdivision in Section 7, Township 35 North, Range 15, East of the Third Principal Meridian, in Cook County, Illinois.**

10<sup>00</sup> MAIL

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trust 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, maintain, 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 redivide said premises 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 full state 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 of reversion, by leases to commence in present or future, and upon any terms, for any period or periods of time, not exceeding in the case of any single demise the term of 198 years, and to renew or extend leases upon any terms, and on 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 purchase bonds 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 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 liable for inquiring 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 in 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 any 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 trust, conditions and limitations contained in this indenture and in said trust agreement or in some amendment thereof and binding upon and upon the trustee, and (c) that said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument and that of the conveyance 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 subject to the covenants, awards 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, rents and proceeds thereof as aforesaid. If the title to any of the above lands is now or hereafter registered, the Register of Titles is hereby directed not to register or file 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 waives **S** and releases **S** 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** hereunto set **her** hand and seal, this **27th** day of **August** 19 **76**

*Susan R. Stege* (Seal) **SUSAN R. STEGE** (Seal)

State of **Illinois** }  
County of **Cook** }  
I, **Mary Pat Zagone**, a Notary Public, do hereby certify that **SUSAN R. STEGE, a spinster,** personally known to me to be the same person as **she** subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that **she** signed, sealed and delivered the said instrument as **her** free and voluntary act for the uses and purposes therein set forth, on the day and date and in the presence of **her** witnesses, **27** day of **August** 19 **76**

This document prepared by **Raymond J. Lenart, Trust Officer** Matteson-Richton Bank, Matteson, IL

Mail to **MATTESON-RICHTON BANK**  
**MATTESON, ILLINOIS 60443**  
*Re 30. at Matteson*

*Mary Pat Zagone*  
**Mary Pat Zagone**  
**Notary Public**  
**Jacobs Lot 14, Eymwood, IL**  
COOK CO., ILL.

This space for affixing Rubric and Revenue Stamp  
Exempt under provisions of Paragraph **E**, Section 47  
Real Estate Transfer Tax Act.  
*Mary Pat Zagone*  
9-23-76  
Date

23653505

END OF RECORDED DOCUMENT