

UNOFFICIAL COPY

QUIT CLAIM DEED IN TRUST

1976 DEC 21 PM 2 05

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RECORD OF DEEDS  
COOK COUNTY ILLINOIS

10 15

THIS INDENTURE WITNESSETH, That the Grantor, DEBORAH GUTH, a spinster,  
of the County of Cook and State of Illinois, for and in consideration  
of the sum of TEN AND NO/100 Dollars (\$ 10.00),  
in hand paid, and of other good and valuable considerations, receipt of which is hereby duly acknowledged,  
Conveys and Quit Claim to River Oaks Bank and Trust Company, an Illinois Banking Corporation, whose  
address is 93 River Oaks Center, Calumet City, Illinois as Trustee under the provisions of a certain Trust  
Agreement, dated the 16th day of January, 1976, and known as Trust  
Number 1062, the following described real estate in the County of Cook  
and State of Illinois, to-wit:

SEE RIDER ATTACHED HERETO.

SUBJECT TO

TO HAVE AND TO HOLD the said real estate with the appurtenances, upon the trusts, and for the uses and purposes herein  
and in said Trust Agreement, so forth.  
Full power and authority is hereby granted to said Trustee to improve, manage, protect and subdivide said real estate or any  
part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to re-subdivide  
said real estate 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 real estate or any part thereof to a successor or successors in trust and to grant to such suc-  
cessor or successors in trust all of the title, estate, powers and authorities vested in said Trustee, to donate, to dedicate, to mort-  
gage, pledge or otherwise encumber said real estate, or any part thereof, to lease said real estate, or any part thereof, from time  
to time, in possession or reversion, by lease 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, or 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 par-  
tition or to exchange said real estate, or any part thereof, for other real or personal property, to grant easements or charges of  
any kind, to release, convey or assign any part, title or interest in or about or easement appurtenant to said real estate or any  
part thereof, and to deal with said real estate 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 spe-  
cified, at any time or times hereafter.

In no case shall any party dealing with said Trustee or any successor in trust, in relation to said real estate, or to whom said  
real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said Trustee, or any successor in  
trust, be obliged to see to the application of any purchase money, rent or money borrowed or advanced on said real estate, or be  
obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the authority, necessity or ex-  
pediency of any act of said Trustee, or be obliged or permitted 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, or any successor in trust, in relation to said  
real estate shall be conclusive evidence in favor of every person (including the Registrar of Titles of said county) relying upon or  
claiming under any such conveyance, lease or other instrument, 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 all amend-  
ments thereof, if any, and binding upon all beneficiaries thereof, (c) that said Trustee, or any successor in trust, was duly au-  
thorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument and (d) if the con-  
veyance 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.

This conveyance is made upon the express understanding and condition that neither River Oaks Bank and Trust Company, in-  
dividually or as Trustee, nor its successor or successors in trust shall incur any personal liability or be subjected to any claim, judg-  
ment or decree for anything it or they or its agents or attorneys may do or omit to do in or about the said real estate or under the  
provisions of this Deed or said Trust Agreement or any amendment thereof, or for injury to person or property happening in or  
about said real estate and all such liability being hereby expressly waived and released. Any contract, obligation or indebtedness  
incurred or entered into by the Trustee in connection with said real estate shall be entered into by it, in its own name, as  
Trustee of an express trust and not individually (and the Trustee shall have no obligation whatsoever with respect to any such  
contract, obligation or indebtedness except only so far as the trust property and funds in the actual possession of the Trustee shall  
be applicable for the payment and discharge thereof). All persons and corporations, who, whoever and whatsoever shall be charged  
with notice of this condition from the date of the filing for record of this Deed.

The interest of every beneficiary hereunder and under said Trust Agreement of all persons claiming under them  
or any of them shall be only in the earnings, avails and proceeds arising from the sale or any 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 real estate is now or hereafter registered, the Registrar of Titles is hereby directed not to regis-  
ter or note in the certificate of title or duplicate thereof, or memorial, the words "in trust," "as trustee," "on condition," or "with limita-  
tions," or words of similar import, in accordance with the statute in such case made and provided.

Any corporate successor to the trust business of any corporate trustee named herein or acting hereunder shall become trustee  
in place of its predecessor, without the necessity of any conveyance or transfer.  
And the said grantor hereby expressly waives and releases 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 has hereunto set her hand and  
seal this 19th day of November, 1976.

(SEAL) Deborah Guth (SEAL)  
Deborah Guth (SEAL)

Notary Public in and for said County  
in the state aforesaid, do hereby certify that DEBORAH GUTH, a  
spinster,

personally known to me to be the same person whose name is  
subscribed to the foregoing instrument, appeared before me this day in person and acknowl-  
edged that she signed, sealed and delivered the said instrument as her  
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 19th day of November, 1976.  
Notary Public

RIVER OAKS BANK AND TRUST COMPANY  
Grantees Advt.  
93 RIVER OAKS CENTER CALUMET CITY, ILL. 60409  
OR  
BOX 175 (COOK COUNTY ONLY)

20128 Ash Lane  
Lynwood, Illinois 60411

For information only insert property address.

96974 S-H Co.

C 16639 Ac  
Unit A

Mail copy to: FIRST CALUMET CITY BRANCH  
555 Burnham Ave.  
Calumet City, Ill.

MAIL TO  
COOK COUNTY PUBLIC CLERK

This space for affixing Riders and Revenue Stamps

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

Buyer, Seller or Representative  
DATE 12/21/76

96974 S-H Co.

100 MAIL

END OF RECORDED DOCUMENT