

UNOFFICIAL COPY

WARRANTY DEED IN TRUST

23 774 943

ORDER OF DEEDS # 23774943

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor S
ROGER MILLER NELSON and LOUISE M. NELSON, his wife
of the County of Cook and State of Illinois for and in consideration
Ten and no/100 (\$10.00) Dollars, and other good
and valuable considerations in hand paid, Convey and Warrant unto the
MATTESSON-RICHTON BANK, a corporation of Illinois, whose address is Route 30 at Kostner Ave.,
Matteson, Illinois as Trustee under the provisions of a trust agreement dated the 19th
day of August 19 75, known as Trust Number 74-107 the following described real
estate in the County of Cook and State of Illinois, to-wit:

Parcel #1:

Lot "P" in O. Rueter and Company's Sylvan Court, being a
Subdivision in the South 1/2 of the North East 1/4 of
Section 7, Township 35 North, Range 14 East of the Third
Principal Meridian, in Cook County, Illinois

Parcel #2:

Lot "Q" (except the West 50 feet thereof) in O. Rueter
and Company's Sylvan Court, being a Subdivision in the
South 1/2 of the North East 1/4 of Section 7, Township 35
North, Range 14 East of the Third Principal Meridian, in
Cook County, Illinois.

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 purchase, 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, to redivide 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 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 praesenti or futuro, and upon any terms and for any period or periods of time, not exceeding in the case of any single
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 leases and
the terms and provisions thereof at any time or times hereafter, to contract to or to accept 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 no case shall any party dealing with said trustee in relation to said premises, or any part of said premises or any part thereof shall be conveyed, con-
tracted 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 instru-
ment 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 con-
veyance, 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 hereunder, (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 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 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 limited in the earnings, avails and pro-
ceeds 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 S 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 S aforesaid have hereunto set their hand S and seal S
this 17th day of December 19 76.

Roger Miller Nelson (Seal)
Roger Miller Nelson (Seal)

Louise M. Nelson (Seal)
Louise M. Nelson (Seal)

State of Illinois ss. I, Ruth B. Koranda, a Notary Public in and for said County, in
County of Cook ss. do hereby certify that Roger Miller Nelson and
Louise M. Nelson, 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 17 day of December 1976

My Commission Expires October 28, 1980

After recording return to:
MATTESSON-RICHTON BANK
MATTESSON, ILLINOIS 60443

1607 Sylvan Court, Matteson
For information only insert street address of
above described property.

This document prepared by
Roger Miller Nelson
187 E. 153rd St.
Harvey, Ill. 60426

BOX 533

END OF RECORDED DOCUMENT

726-00-59-372
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10.00

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STATE OF ILLINOIS
RECORDER OF DEEDS
JAN 1977
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