

UNOFFICIAL COPY

This instrument was prepared by:
Philip L. Bransky
Attorney at Law
1515 Halsted Street
Chicago Heights, Illinois 60411

ILLINOIS
RECORDER'S RECORD

JAN 21 2 23 PM '77

WARRANTY
DEED IN TRUST

23 797 122

Shirley K. ...
ORDER OF DEEDS
*23797122

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 (\$10.00) Dollars, and other good and valuable considerations in hand paid, Conveys and Warrants unto the MATTHEW R. RIGHTON BANK, a corporation of Illinois, whose address is ROUTE 30 & KOSTNER AVENUE MATTESON, ILLINOIS as Trustee under the provisions of a trust agreement dated the 4th day of June 1976, known as Trust Number 74-172 the following described real estate in the County of Cook and State of Illinois, to-wit:

Lot 21 in Block 67 in F. H. Bartlett's Central Chicago being a subdivision in the South East Quarter of Section 4 and in the North East Quarter and the South East Quarter of Section 9, Township 38 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.

I HEREBY DECLARE THAT THE ATTACHED DEED REPRESENTS A TRANSACTION EXEMPT FROM THE PAYMENT OF RECORDING TAX UNDER THE PROVISIONS OF THE CHANGING BY PUBLIC ACT OF 1975.

TO HAVE AND TO HOLD the said premises with the appurtenances thereunto in 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 acquire, manage, protect and subdivide said premises or any part thereof, to dedicate, lease, convey, sell, lease, mortgage, and to result in said property as often as desired, in 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 dedicate, to mortgage, pledge or to convey any interest in said property, or any part thereof, to lease said property, or any part thereof, from time to time, in possession or reversion, by his heirs, assigns in present or future, and upon any terms and for any period or periods of time, not exceeding the term of 99 years, and to make 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 lease and options to purchase the whole or any part of the reversion and in contract respecting the manner of fixing the amount of present or future rentals, to purchase, 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 the 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 should 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, contacted to be sold, leased or mortgaged for said trustee, be obliged to see to the receipt 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 propriety or wisdom 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 in relation to said premises shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument, and 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, so 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, or that said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument and 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 the 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, profits 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, profits 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 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 of similar import, in accordance with the statute in such case made and provided.

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 homestead from sale on execution or otherwise.

In Witness Whereof, the grantor aforesaid has hereunto set her hand and seal this 12th day of January 1977.

(Seal) Susan R. Stege (Seal)
(Seal) (Seal)

State of Illinois }
County of Cook } ss. I, Mary Pat Zagone, a Notary Public in and for said County, in the state aforesaid, do hereby certify that Susan R. Stege, a spinster Susan R. Stege

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 acknowledged 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 12th day of January 1977.



Mary Pat Zagone
Notary Public

5460 South Archer Avenue
Chicago, Illinois

For information only insert street address of above described property.

MATTHEW R. RIGHTON BANK
ROUTE 30 & KOSTNER AVENUE
MATTESON, ILLINOIS 60443

BOX 533

44-22-771 @

John ... for Grantor
1-21-77
Date

10.00

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END OF RECORDED DOCUMENT