

23 838 064

Exempt under provisions of Paragraph e, Section 4, Real Estate Transfer Tax Act.

2/28/77 Date

QUIT CLAIM DEED IN TRUST

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor, SEAN COSTELLO 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, Convey and Quit Claim unto FORD CITY BANK, a banking corporation duly organized and existing under the laws of the State of Illinois, and duly authorized to accept and execute trusts within the State of Illinois, as Trustee under the provisions of a certain Trust Agreement, dated the 5th day of September 1972, and known as Trust Number 248, the following described real estate in the County of Cook and State of Illinois, to-wit:

Lots 43, 44 and 45 in Frank DeLugach's James Highlands, being a subdivision of the South 1/2 of the North East 1/4 (except that part lying East of the West line of the East 22 acres of said South 1/2 of the North East 1/4) of Section 5, Township 37 North, Range 13, East of the Third Principal Meridian, in Cook County, Ill.

THIS PROPERTY IS NOT A HOMESTEAD

10.00

SUBJECT TO GENERAL TAXES FOR THE YEAR 1976 AND SUBSEQUENT YEARS AND TO COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD.

TO HAVE AND TO HOLD the said real estate with the appurtenances, upon 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 real estate or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to redivide 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 successor or successors in trust all of the title, estate, powers and authorities vested in said Trustee, to donate, to dedicate, to mortgage, 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 future, 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 make leases and to grant options to lease and options to purchase the whole or any part of the real estate or any part thereof, to grant easements or charges of any kind, to release, convey or assign any right, title or interest in or about of 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 specified, 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 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 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, (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 all amendments thereof, if any, and binding upon all beneficiaries thereunder, (c) that said Trustee, or any successor in trust, was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument and (d) 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, his or their predecessor in trust.

This conveyance is made upon the express understanding and condition that neither Ford City Bank, individually or as Trustee, nor its successor or successors in trust shall incur any personal liability or be subjected to any claim, judgment or decree for anything in or they or it or their 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 thereto, or for injury to person or property happening in or about said real estate, any 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 the said real estate shall be applicable for the payment and discharge thereof. All persons and corporations who are interested in the said real estate, or any part thereof, shall be deemed to have notice of this condition from the date of the filing for record of this deed.

The interest of each and every beneficiary hereunder under said Trust Agreement and 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, the interest hereof being to vest in said Ford City Bank the entire legal and equitable title in fee simple, in and to all of the real estate above described.

If the title any of the above real estate 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 said Trustee shall not be required to produce the said Agreement or a copy thereof, or any extracts therefrom, as evidence that any transfer, charge, or other dealing involving the registered lands is in accordance with the true intent and meaning of the trust.

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 his hand and seal this 28th day of February 1977

SEAN COSTELLO [SEAL]

STATE OF ILLINOIS I, RITA M. WENZEL, Notary Public in and for said County, in the state aforesaid, do hereby certify that --SEAN COSTELLO-- 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 he signed, sealed and delivered the said instrument as his 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 28th day of Feb 1977

RITA M. WENZEL Notary Public

GRANTEE

64-98-135 M
24-05-225-020-022

NO TAXABLE CONSIDERATION

This space for affixing Rulers and Revenue Stamps

Document Number 23 838 064



Ford City Bank 7601 South Cicero Avenue Chicago, Illinois 60652

5907-09 W. 90th St. Oak Lawn, Ill.

For information only insert street address of above described property. MAIL TO PREPARED BY: DAVID A. BERAN 6001 W. 95th St. Oak Lawn, Ill.

UNOFFICIAL COPY

COOK COUNTY, ILLINOIS
FILED FOR RECORD

MAR 3 1 00 PM '77

William H. ...
RECORDER OF DEEDS

*23838064

Property of Cook County Clerk's Office

END OF RECORDED DOCUMENT