

# UNOFFICIAL COPY

QUIT CLAIM DEED IN TRUST      APR 4 11 10 44      23 912 025

The above space for recorder's use only

THIS INDENTURE WITNESSETH that the Grantor s, Rose Rosales, a widow  
and Rose M. Goss and Jack L. Goss, her husband,  
of the County of Cook and State of Illinois, for and in consideration  
of the sum of Ten (10) 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 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 13th day of April, 1977, and known as Trust  
Number 1215, the following described real estate in the County of Cook  
and State of Illinois, to-wit:

Lot 8 in Block 1 in Fordson Manor, a Resubdivision of Lots 4 to 7 in Eidams Subdivision of the West 1/2 of the North East 1/4 of the North East 1/4 and the South East 1/4 of the North East 1/4 of the North East 1/4 of Section 11, Township 36 North, Range 14 East of the Third Principal Meridian and the South West 1/4 of the North West 1/4 of Section 12, Township 36 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois, commonly known as 393 Madison Street, Calumet City, Illinois.

Lot 28 and the South 1/2 of Lot 29 in Block 2 in Pullman's Subdivision being a Subdivision of part of the West 2/3 of the East 1/2 of the South West 1/4 of Section 12, Township 36 North, Range 14 East of the Third Principal Meridian, according to the plat thereof recorded as Document Number 8994419 in Cook County, Illinois, commonly known as 676 Clyde Avenue, Calumet City, Illinois

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Cook County Clerk's Office

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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 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 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 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 leases 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 demise the term of 199 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 reversion and to contract respecting the manner of fixing the amount of present or future rentals, to partition or to exchange said real estate, or any part thereof, for other real or personal property, to grant easements or changes of any kind, to release, convey or assign any right, 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 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 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 by 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, individually or as Trustee, or its successor or successors in trust shall incur any personal liability or be subjected to any claim, judgment or decree for anything that 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 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 said real estate may 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 even 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 whomsoever and whatsoever shall be charged with notice of this condition from the date of the filing for record of this Deed.

The interest of each and every beneficiary hereunder and under said Trust Agreement and of all persons claiming under them or any of them shall be only in the earnings, assets 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, assets 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 register or note in the certificate of title or duplicate thereof, or in any of 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.

Any corporate successor to the trust business of any corporate trust named herein or acting hereunder shall become Trustee in place of its predecessor, without the necessity of any conveyance of title, 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 local trusts from sale on execution or otherwise.

In Witness Whereof, the grantor S aforesaid have ve hereunto set their hands and seals this 23rd day of April, 1971.

Rose Rosales (SEAL) Jack L. Goss (SEAL)  
Jack L. Goss (SEAL) Rose M. Goss (SEAL)

State of Illinois, I, Marilynn J. Divine, a Notary Public in and for said County, County of Cook ss. in the state aforesaid, do hereby certify that Rose Rosales, a widow, Rose M. Goss and Jack L. Goss, her husband,

This instrument was drafted by John T. McGarry, personally known to me to be the same person S whose name s are subscribed to the foregoing instrument, appeared before me this day 23rd 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 23rd day of April, 1971.  
John T. McGarry  
Notary Public

RIVER OAKS BANK AND TRUST COMPANY

93 RIVER OAKS CENTER CALUMET CITY, ILL. 60409

For information only insert property address

BOX 115 (COOK COUNTY ONLY)

88974 S-H Co.

THIS SPACE FOR AFFIXING ROGERS AND REVENUE STAMPS

EXEMPT UNDER REV. STAT. CH. 120, PAR. 1-4, REAL ESTATE TRANSFER ACT, SECTION 4.

DATE 4/23/71 REGISTERED

23912025 Document Number

Office

END OF RECORDED DOCUMENT