

UNOFFICIAL COPY

Return to: Richard W. Burke, Esq.
3100 Prudential Plaza
Chicago, Illinois 60601

23 016 660

This Indenture Witnesseth, That the Grantor Carol A. Petersen,
14036 Tracy Avenue, Riverdale,

of the county of Cook and State of Illinois for and in consideration
of Ten and No/100ths Dollars,
and other good and valuable considerations in hand paid, Convey S and Warrant S
into the FIRST
NATIONAL BANK OF EVERGREEN PARK, a national banking association existing under and by virtue of the
laws of the United States of America, its successor or successors as Trustee under the provisions of a trust agreement
dated the 12th day of February, 1975, known as Trust Number 3261
the following described real estate in the County of Cook and State of Illinois, to-wit:

Lot 13 in block 1 in Brandt's second addition to Oak Lawn, being
a subdivision of the south 666 feet of the north 1,365 feet of the
west half of the east half of the north east quarter and the east
240 feet of the east half of the west half of the north east quarter
of section 9, township 37 north, range 13 east of the Third Principal
Meridian, in Cook County, Illinois.

Exempt under provisions of paragraph E, Section 4
of the Real Estate Transfer Tax Act.

Dated: 3/1/75 Carol A. Petersen
Grantor

Grantor's Address: 3101 West 95th Street, Evergreen Park, Illinois 60644

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 improve, 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, and to resubdivide 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 title, 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 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 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 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 encumbrance 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 to whom said premises
or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obliged to see
to the application 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 necessity, or
necessity of any act of said trustee, or be obliged or privileged to inquire into any of the terms of said trust agree-
ment; and every deed, trust deed, mortgage, lease or other instrument 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 thereunder, (c) that said trustee was
duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other in-
strument, and (d) if the conveyance is made to a successor or successors in trust, that such successor or succes-
sors in trust have been properly appointed and are fully vested with all the title, estate, rights, powers, author-
ities, 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 only in the earnings, avails 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, 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 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 ex-
ecution or otherwise.

In Witness Whereof, the grantor aforesaid has hereunto set her hand and
seal this 1st day of March 1975

(SEAL) Carol A. Petersen (SEAL)

(SEAL) (SEAL)

23 016 660

Office

UNOFFICIAL COPY

RECORDED
INDEXED
FEB 10 PM 3 37
MR-10-75 959566 - 23016660 - A --- Rec: 510

STATE OF ILLINOIS
COUNTY OF COOK

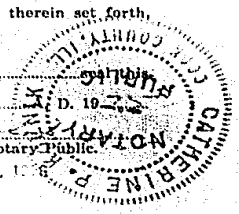
ss. I, Catherine P. Blank

a Notary Public in and for said County, in the State aforesaid, do hereby certify that Carol A. Petersen

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.

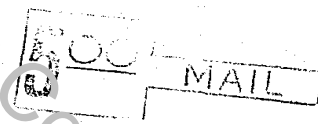
GIVEN under my hand and notarial

Blank day of February



MY COMMISSION EXPIRES MAY 26, 1976

Property of Cook County Clerk's Office 23016660



Sped in Trust
WARRANTY DEED

TO
THE FIRST NATIONAL BANK OF
EVERGREEN PARK
3101 WEST 95TH STREET
EVERGREEN PARK, ILL.
TRUSTEE

END OF RECORDED DOCUMENT