

# UNOFFICIAL COPY

WARRANTY DEED IN TRUST

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The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor, DOROTHY T. FRAIN, a widow,

of the County of COOK and State of ILLINOIS for and in consideration of TEN AND NO/100 Dollars, and other good and valuable considerations in hand paid, convey and warrant unto the FIRST NATIONAL BANK IN CHICAGO HEIGHTS, a corporation of the United States of America, as Trustee under the provisions of a trust agreement dated the 4th day of March, 1975, known as Trust Number 3430, the following described real estate in the County of Cook and State of Illinois, to wit: Lot 21 in Block 25 in Village of Park Forest First Addition to Westwood being a subdivision of part of the South East quarter of Section 26, lying South of the Commonwealth Edison Company right of way (Public Service Company of Northern Illinois) and the South East quarter of the North East quarter of Section 26 lying South of the Elgin, Joliet and Eastern Railroad right of way, also part of Section 25, lying South of the Elgin, Joliet and Eastern Railroad right of way, all in Township 35 North, Range 13, East of the Third Principal Meridian, according to the plat of said Subdivision recorded July 1, 1955 as document 1628872, 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 improve, manage, protect and subdivide said premises or any part thereof, to dedicate parks, streets, highways, alley 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, power 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 lease to commence in present or 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 198 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 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 easement 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 to 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 instrument executed by said trustee in relation to said real estate shall be conclusive evidence in favor of every person relying upon the same, 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 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 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 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 any law by virtue of which 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 her hand and seal this 10th day of March 1975.

THIS INSTRUMENT PREPARED BY (Seal) *Dorothy T. Frain* (Seal) DOROTHY T. FRAIN (Seal) ROBERT A. NAVID (Seal) ATTORNEY AT LAW (Seal) 24 PLAZA

PARK FOREST, ILL 60466 State of ILLINOIS, I, *Robert A. Navid* a Notary Public in and for said County, County of COOK, do hereby certify that DOROTHY T. FRAIN in the state aforesaid,

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 10th day of March 1975. *Robert A. Navid* Notary Public

GRANTEE: First National Bank in Chicago Heights 1648 Halsted Street Chicago Heights, Illinois 60411

186 Westwood, Park Forest, Ill. For information only insert street address of above described property.

RECEIVED UNDER PROVISIONS OF PARAGRAPH E, SECTION 4, REAL PROPERTY TAX ACT. *March 20, 1975* *C. J. Seal* Representative

This is the correct number of Stamps and Revenue Stamps 5.00

23027263 Document Number

END OF RECORDED DOCUMENT