

UNOFFICIAL COPY

This Indenture Witnesseth:

That the grantor

23 053 861

13

Joseph Christopher Balich, a bachelor,

62-67-147

Village of ~~XXXXXX~~ of Brookfield 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 unto BANK OF LYONS, a corporation of Illinois, as Trustee under the provisions of a Trust Agreement dated the 7th day of March A.D., 19 75, known as Trust Number 1500, the following described real estate in the County of Cook and State of Illinois

550-69-055

Lot 27 in Block 2 in Park Acres being a Subdivision of part of Blocks 8, 9 and 10 in Chicago Title and Trust Company's Third Addition to Summit, being a Subdivision in the South East Quarter of Section 12, Township 38 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois.

500

This Instrument Prepared by Joseph Christopher Balich Attorney at Law 7338 West 63rd Street Summit, Illinois 60501

and to hold the said premises with the encumbrances 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, maintain, protect and subdivide said premises, or any part thereof, to dedicate, to mortgage, to 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 for any term 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 appurtenant to said premises or any part thereof, and to deal with said premises and every part thereof in all other ways and for such other considerations as it would be lawful for any person lawfully 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 the 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, 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 the 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 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 Bank of Lyons, 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 if or they or its 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, or for any improvident conveyances, 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 the name of the then beneficiaries under said Trust Agreement as their attorney-in-fact, hereby irrevocably appointed for such purposes, or at the election of the Trustee, 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 except only 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 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, the intention hereof being to vest in said Trustee the entire legal and equitable title in fee simple in and to all the real estate above described.

And 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 19th day of March 19 75

[SEAL]

Joseph Christopher Balich [SEAL]

[SEAL]

[SEAL]

At a Notarient represent court of Cook County in the presence of the Real Estate Trustee set forth in the Indenture 4.15.75

23 053 861

WIT L 63-67-147

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State of Illinois,
COUNTY OF COOK

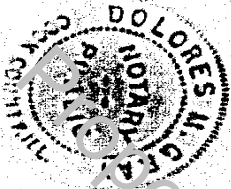
I, Dolores M. Gray,
A NOTARY PUBLIC in and for said County in the State aforesaid, DO
HEREBY CERTIFY, that
Joseph Christopher Balieh, a bachelor, is

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 4th day
of April A. D. 19 75

Dolores M. Gray
Notary Public

My Commission expires October 18, 1977



COOK COUNTY, ILL. FILED FOR RECORD
Apr 15 3 07 PM '75

RECORDED IN INDEX
#23050861

SUMMIT FIRST FEDERAL
SAVINGS AND LOAN ASSOCIATION
7447 W. 63rd ST.
SUMMIT, ILLINOIS

DEED IN TRUST

TO
BANK OF LYONS
UNDER TRUST AGREEMENT
NUMBER 1500

MAIL TO
Box 853
SUMMIT FIRST FEDERAL
SAVINGS AND LOAN ASSOCIATION
7447 W. 63rd St.
SUMMIT, ILLINOIS
L#5131

BANK OF LYONS
LYONS, ILLINOIS

END OF RECORDED DOCUMENT