

# UNOFFICIAL COPY

23 181 479

This Indenture Witnesseth, That the Grantors, THOMAS H. MARS and

MARJORIE A. MARS, his wife,

of the County of Cook and the State of Illinois for and in consideration

of Ten and no/100 (\$10.00) Dollars,

and other good and valuable consideration in hand paid, Convey and Warrant unto

THE BANK & TRUST COMPANY OF ARLINGTON HEIGHTS, an Illinois Corporation of Arlington Heights,

Illinois, its successor or successors as Trustee under the provisions of a trust agreement dated the 3rd

day of August 19 71 known as Trust Number 359, the following

described real estate in the County of Cook and State of Illinois, to-wit:

The North 4.91 Chains of Lot 12 in Assessor's Plat of the Northwest Quarter of Section 35, Township 41 North, Range 10, East of the Third Principal Meridian, in Cook County, Illinois.

TO HAVE AND TO HOLD the said premises with the appurtenances, upon the trusts and for 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, high ways 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 praesenti or in futuro, 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 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 that 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, 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 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 his, 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 cases made and provided.

And the said grantor S hereby expressly waive and release 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 S aforesaid have VE hereunto set their

hand S and seal S this 1st day of AUGUST 1974

(SEAL) Thomas H. Mars  
Thomas H. Mars

Marjorie A. Mars (SEAL)  
Marjorie A. Mars

THIS INSTRUMENT WAS PREPARED BY

JACK B. DAVIS

100 WASHINGTON ST., CHICAGO, ILL. 60602

EXEMPT TRANSACTIONS ACT  
SEE 4. KERN ESTATE TRUSTEE STAMP ACT.  
DATED: 8-1-74  
ATTN: FOR GRANTORS

23 181 479

# UNOFFICIAL COPY

*Shirley H. Williams*

RECORDER OF DEEDS  
COOK COUNTY ILLINOIS

1975 AUG 8 PM 3 06

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5.10

STATE OF Illinois }  
COUNTY OF Cook } SS.

I, Irene M. Williams

a Notary Public in and for said County, in the State aforesaid, do hereby certify  
that Thomas H. Mars and Marjorie A. Mars, his wife

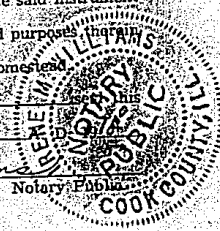
personally known to me to be the same person<sup>s</sup> whose name<sup>s</sup> are  
subscribed to the foregoing instrument, appeared before me this day in person and  
acknowledged that they signed, sealed and delivered the said instrument  
as their free and voluntary act, for the uses and purposes therein  
set forth, including the release and waiver of the right of homestead.

GIVEN under my hand Notarial

1st day of August

*Irene M. Williams*

Notary Public



23181479

Deed in Trust

WARRANTY DEED

ADDRESS OF PROPERTY

TO

THE BANK & TRUST COMPANY  
OF ARLINGTON HEIGHTS

900 East Kensington Road  
ARLINGTON HEIGHTS, ILLINOIS 60004



MAIL TO  
JACK R DAVIS  
7700 WASHINGTON  
ROOM 578  
CHICAGO, IL 60642

END OF RECORDED DOCUMENT