

UNOFFICIAL COPY

EXEMPT UNDER PROVISIONS OF PARAGRAPH ^e SECTION 4,
REAL ESTATE TRANSFER TAX ACT.

8/9/75 *E. J. Walbridge*

DATE

Assistant Trust Officer

WARRANTY DEED IN TRUST

23 183 692

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor **AVELINO ABEIJON and JOSEFINA ABEIJON**, his wife, as joint tenants, not as tenants in common of the County of **Cook** and State of **Illinois** for and in consideration of **(\$10.00)** Ten and no/100ths Dollars, and other good and valuable considerations in hand paid, Convey and Warranty unto the **FIRST NATIONAL BANK OF MOUNT PROSPECT**, a national banking association, whose address is Randolph Center, Mount Prospect, Illinois 60056, as Trustee under the provisions of a trust agreement dated the **9th** of **August**, 19 **75** known as Trust Number **LT-518** the following described real estate in the County of **Cook** and State of Illinois, to-wit:

Lot 205 in Brickman Manor First Addition, Unit No. 2, being a subdivision of part of the West half of the South west 1/4 of Section 26, Township 42 North, Range 11 East of the Third Principal Meridian, in Cook County, Illinois.

AUG 12 AM 9 15 *Shelby R. Olson*
AUG-12-75 44785 e 23183692 u A — Rec 5.00

RECOVER OF INTEREST
COOK COUNTY ILLINOIS

TO HAVE AND TO HOLD the said premises with the appurtenances to the trust and for the uses and purposes herein set in said trust agreement...

Full power and authority is hereby granted to said trustee in any case, manager, 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 premises as often as desired, in contract to sell, to grant options to purchase, to sell on any terms, to convey with or without consideration, to convey said premises or any part thereof to a successor or successors in trust and to grant in such successor or successors in trust all of the title, estate, powers and authorities set out in this deed, to divide, to divide, 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 for any term in present or future, and upon any terms and for any period or periods of time, not exceeding in the case of any single lease the term of 100 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, in whole or any part of the premises and to run, to receive, to pay the amount of, to fix the amount of present or future rentals, to partition, or to subdivide and property, or any part thereof, in 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 claim or exception 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 owning the same to deal with the same, whether authorized to do or different from the ways above specified, at any time or times hereafter.

It is to be understood by all parties dealing with said trustee in relation to said premises, or in relation to said premises or any part thereof shall be considered authorized to be said, leased or mortgaged by said trustee, he shall be held to be the authorized one purchase money, and to convey, lease, or otherwise dispose of said premises, or be obliged to see that the terms of this trust have been complied with, or be obliged to appear into the records of any office, or be obliged or privileged to inquire into any of the acts of said trustee, and every such deed, trust deed, mortgage, lease or other instrument executed by said trustee in relation to said premises shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument, and that at the time of the delivery thereof the full consideration therefor had been paid by said trustee, and that such conveyance or other instrument was executed in compliance with the trusts, conditions and limitations contained in this indenture and in said trust agreement, and no instrument was executed in violation of the trusts, conditions and limitations contained in this indenture and in said trust agreement, and that every such deed, trust deed, lease, mortgage or other instrument is made to a successor or successors in title, that such successor or successors in title have been properly appointed and are fully seized with all the title, estate, rights, powers, authorities, duties and obligations of the donor or donor's representative in trust.

The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be in the earnings, rents 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, rents 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 enter 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 violation of the statute in such case 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 homeowners from sale on execution or otherwise.

In Witness Whereof, the grantors S aforesaid have **ve** hereunto set **their** hand S and seal **9th** day of **August** 19 **75**.

Avelino Abeijon (Seal) *Josefina Abeijon* (Seal)

State of **Illinois**) **Elaine M. Evens** a Notary Public in and for said County, in
County of **Cook**) SS the state aforesaid, do hereby certify that **Avelino Abeijon and Josefina Abeijon, his wife**

This instrument was personally known to me to be the same person **S** whose name **S** prepared by **Wm. C. Shumway, 1190 S. Elmhurst Rd., Mt. Prospect, Ill.** the foregoing instrument, appeared before me this day in person and executed and 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 redemption. Given under my hand and notarial seal this **9th** day of **August**.

Elaine M. Evens Notary Public

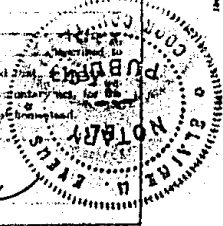
After recording return to:
FIRST NATIONAL BANK OF MOUNT PROSPECT
Mount Prospect, Illinois 60056

For information only, grantor's address of above described property.

This space for notary Publics and Revenue Stamp

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END OF RECORDED DOCUMENT