

# UNOFFICIAL COPY

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COOK COUNTY FILED

WARRANTY DEED IN TRUST  
SEP 24 1975

23 232 698

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The above space for recorder's use only

29-31314-007-0250

THIS INDENTURE WITNESSETH, That the Grantor  
 Maureen James, a feme sole, under no legal disability  
 of the County of Cook and State of Illinois for and in consideration  
 of Ten (\$10.00) 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 27th day of  
 June 1975, known as Trust Number 3518, the follow-  
 ing described real estate in the County of Cook and State of Illinois, to wit:

"The North 1/2 of Lot 1 and the Northeast 1/4 of Lot 2 in Block  
 1 of Thornton Station Subdivision, a Subdivision of the Southeast  
 1/4 of the Southwest 1/4 of Section 31, Township 36 North, Range  
 14 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 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 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, 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 egresses 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 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, 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 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, supplement or binding upon all beneficiaries hereunder, (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 of 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.

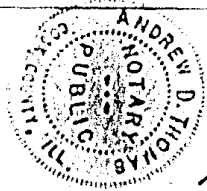
If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in  
 the certificate of title or duplicate thereof, or memorial, the words "in trust" or "upon conditions" or "with limitations" in words of  
 similar import, in accordance with the statute in such case made and provided.

And the said grantor hereby expressly waives, releases, acquits and all right of benefit under any or all of the provisions of any  
 and all statutes of the State of Illinois providing for the assumption of homesteads from sale on execution of mortgages.

In Witness Whereof, the grantor, Maureen James, do hereby set her hand and seal  
 this 31st day of July 1975

(Seal) (Seal) (Seal)

State of ILLINOIS )  
 ) ss. Andrew D. Thomas, a Notary Public, in and for said County,  
 County of COOK ) in the state aforesaid, do hereby certify that Maureen James, a feme  
 sole, under no legal disability



personally known to me to be the same person as 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 31st day of July 1975

*Andrew D. Thomas*  
 My Commission Expires 24 July 1979

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

18110 Dixie Highway, Homewood, IL.  
 For information only street address of  
 above described property. BOX 633

THIS INSTRUMENT PREPARED BY:  
 [Signature]  
 Notary at Law  
 60430

This space for affixing Riders and Revenue Stamp

23 232 698  
 Instrument Number

END OF RECORDED DOCUMENT