

UNOFFICIAL COPY

DEED IN TRUST
(WARRANTY)

23 255 895

2015 09 24

(The Above Space For Recorder's Use Only)

THIS INDENTURE WITNESSETH, that the Grantor GERALD ANTHONY CHARTRAND
and BETTY CHARTRAND, his wife
of the County of Cook and State of Illinois
for and in consideration of the sum
of Ten 00/100 Dollars,
(10.00), in hand paid, and of other good and valuable considerations, receipt of which is hereby duly
acknowledged, Conveyance and Warranty unto First State Bank & Trust Company of Hanover Park, an Illinois bank-
ing corporation of Hanover Park, Illinois, and duly authorized to accept and execute trusts within the State of Illinois, as Trustee
under the provisions of a certain Trust Agreement, dated the 11th day of September, 1975 and known as Trust Number
95 of the following described real estate in the County of Cook and State of Illinois, to-wit:

Lot 3080 in Woodland Heights, Unit No. 7, being a subdivision
in Sections 25 and 26, Township 41 North, Range 9, East of the
Third Principal Meridian, according to the plat thereof recorded
XXXXXXXX in Recorder's Office March 8, 1963 as document 18737476,
in Cook County, Illinois.

TO HAVE AND TO HOLD the said real estate 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 with respect to the real estate or any part or parts of it, and at any time or
times to improve, manage, protect and subdivide said real estate or any part thereof, to dedicate parks, streets, highways or alleys and to
create any subdivision or part thereof, and to redivide said real estate as often as desired, to contract to sell, to grant options to pur-
chase, to sell on any terms, to convey either with or without consideration, to convey said real estate or any part thereof to a successor
or successors in trust and in 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 real estate, or any part thereof, to lease said real estate,
or any part thereof, from time to time, in possession or reversion, by lease to commence in the present or in the 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 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 pur-
chase 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 real estate, or any part thereof, for other real or personal property, to grant assignments or changes of any
kind to release, convey or assign any right, title or interest in or about or appurtenant to said real estate or any part thereof,
and to deal with said real estate and every part thereof in all other ways and for such other considerations as 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, 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 the 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 nature of said Trust Agreement, as if every deed, trust deed, mortgage, lease
or other instrument executed by said Trustee, or any successor in trust, in relation to said real estate, or any part thereof, 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 Deed 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 herein and in said Trust Agreement and in all
amendments thereof, if any, and is 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 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.

This conveyance is made upon the express understanding and condition that the Grantor, neither individually or as Trustee, nor its
successor or successors in trust shall incur any personal liability or be subjected in any claim, judgment or decree or anything if or
of 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 upon all such liability
being hereby expressly waived and released. Any contract, obligation or indebtedness incurred or entered into by the Trustee in con-
nection 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 as the executor 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 dis-
charge thereof). All persons and corporations whatsoever 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 under said Trust Agreement and of all persons claiming under them or
of them shall be only in the earnings, avails and proceeds arising from the sale or any other disposition of the trust property, any such
interest as hereby declared to be personal property, and no beneficiary hereunder shall have any title or interest, legal or equitable, in or
to said trust property as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid, the intention hereof being to
vest in the Trustee the entire legal and equitable title in fee simple, in and to all of the trust property above described.

If the title to any of the trust property 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 G 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 G aforesaid has hereunto set his hands, and with the
day of Sept, 1975

(Seal)

Gerald Anthony Chartrand
Betty Chartrand

STATE OF Illinois
COUNTY OF Cook

I, RONALD L. BERNIS, a Notary Public in and for the State of Illinois, do hereby certify that GERALD ANTHONY CHARTRAND and BETTY CHARTRAND,
personally known to me to be the same person G whose name G appears subscribed to the foregoing instrument, and that they
before me this day in person and acknowledged that they signed, read 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 and Notarial Seal this

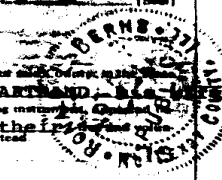
Commission expires March, 1977

Document Prepared By:
RONALD L. BERNIS
929 S. MAIN ST.
LOMBARD, ILLINOIS 60148

ADDRESS OF PROPERTY
740 Surrey Drive
Streamwood, Illinois

THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES
ONLY AND IS NOT A PART OF THIS DEED
GERALD ANTHONY CHARTRAND
740 Surrey Drive
Streamwood, Illinois 60103

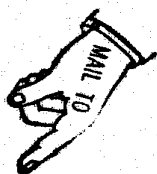
5.00
9-11-75
Exempt under provisions of the Seventh E, Section 8
Real Estate Transfer Tax Act.
Division of Revenue
STATE OF ILLINOIS
DEPARTMENT OF REVENUE



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Property of Cook County Clerk's Office

23255895



RETURN TO: First State Bank & Trust Company
of Hanover Park
1409 Irving Park Road
Hanover Park, Illinois 60103

TRUST NO. _____

DEED IN TRUST
(WARRANTY DEED)

TO

First State Bank & Trust Company
of Hanover Park
Hanover Park, Illinois

TRUSTEE

FORM 887 2/10/12 74

END OF RECORDED DOCUMENT