

UNOFFICIAL COPY

DEED IN TRUST

23 275 649

RECORDED IN COOK COUNTY

OCT 30 11 34

NOV-30-75

87392 • 23275649 • A --- Rec

5.00

FORM 14 © 1968 STUART-HOOVER COMPANY

The above space for recorder's use only

THIS INDENTURE WITNESSETH, that the Grantors, FRED W. MILLER and

JANET M. MILLER, his wife,
of the County of Cook and State of Illinois for and in consideration of Ten and no/100ths (\$10.00) Dollars, and other good and valuable considerations in hand paid, Convey and Warrant unto FIRST NATIONAL BANK OF LANSING, a National Banking Association of Lansing, Illinois, at RIVERFOAD AT ROY STREET, LANSING, ILLINOIS

as Trustee under the provisions of a trust agreement dated the 21st day of October 1975, known as Trust Number 2684, the following described real estate in the County of Cook and State of Illinois, to-wit: Unit 133 as delineated on survey of certain lot or lots in Tierra Grande Courts, a Subdivision of part of the Northwest 1/4 of Section 10, Township 35 North, Range 13 East of the Third Principal Meridian, Cook County, Illinois, according to Plat thereof recorded September 15, 1972 as Document #22052057 in Cook County, Illinois (hereinafter referred to as Parcel) which survey is attached as Exhibit A1 to the Declaration of Condominium made by Medema Builders, Inc. a corporation of Illinois, recorded in the Office of the Recorder of Deeds of Cook County, Illinois, on March 23, 1973 as Document #22260451, as amended from time to time; together with its undivided percentage interest in said parcel (excepting from said parcel all the property and space comprising all the units thereof as divided and set forth in said Declaration and Survey.)

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 approve, 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 redivide 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 in a successor or successors, 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 199 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 title or interest in or about or encumbrance appurtenant to said premises or any part thereof, and to deal with said property and any 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 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 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 trust, 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 the, 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 solely 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 limitation," or words of similar import, in accordance with the statute in such case made and provided.

And the said grantors 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 grantors aforesaid have hereunto set their hands and seals this 21st day of October, 1975.

(Seal)  Fred W. Miller (Seal)
(Seal) Janet M. Miller (Seal)

State of Illinois, County of Cook, RR. I, R. A. Biederman, a Notary Public in and for said County, in the state aforesaid, do hereby certify that Fred W. Miller and Janet M. Miller, his wife,



personally known to me to be the same persons whose names 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 and notarial seal this 21st day of October, 1975.

R. A. Biederman
Notary Public

This document prepared by Attorney R. A. Biederman 18107 Torrence Ave., Lansing, IL 60438

19118 Pine Drive Country Club Hills, Illinois 60477 For information only insert street address of above described property.

FIRST NATIONAL BANK OF LANSING



Office
23275649
Document Number
River, Seiler or Representative
Date

UNOFFICIAL COPY

Property of Cook County Clerk's Office

101 N. 1st St. Ste. 100
3256 Ridge Rd
Downing, Ill. 60435



23275349

END OF RECORDED DOCUMENT