

UNOFFICIAL COPY

WARRANTY DEED IN TRUST

24 410 941

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor s John P. Hayes and Karen Ann Hayes,  
His wife

of the County of Cook and State of Illinois for and in consideration  
of Ten and no/100 Dollars, and other good  
and valuable considerations in hand paid, Convey and Warranty unto the COMMUNITY BANK  
of NEWWOOD-FLOSSMOOR, a corporation of Illinois, whose address is 18600 South Dixie Highway, Home-  
wood, Illinois 60430, as Trustee under the provisions of a trust agreement dated the 17th  
day of April 19 78, known as Trust Number 78061 the following described real  
estate in the County of Cook and State of Illinois, to-wit:  
SEE LEGAL ATTACHED:

Unit 157 in Lot 5, Tremontown Estates Unit 6, Phase 2, being a  
subdivision of the North West quarter of the South West quarter of  
Section 24; of the South West quarter of the South West quarter of  
Section 24; of the South East quarter of the South West quarter of  
Section 24; of part of the North East quarter of the South West  
quarter of Section 24 also of part of the North West quarter of  
the North West quarter of Section 25; of part of the North East  
quarter of the North West quarter of Section 25, all in Township  
36 North, Range 12, East of the Third Principal Meridian, in Cook  
County, Illinois as delineated on survey of Lot 5 which survey is  
attached as Exhibit 'A-1' to Declaration made by Beverly Bank as  
trustee under trust number 83131 recorded in the Office of the Re-  
corder of Cook County, Illinois as document 21974869 dated July 13,  
1972, together with an undivided 2.2689% interest in said lot 5  
foresaid (excepting from said lot 5 all the property and space comp-  
rising all the units thereof as defined and set forth in said declar-  
ation and survey) all in Cook County, Illinois.

Handwritten: A-890127

Handwritten: 24 410 941

Handwritten signature: Hayes

Watermark: Clerk's Office

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Property of C

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, high ways 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 to a successor or successors in trust and to grant to such successor or successors in trust all of the same powers and authorities vested in said trustee, to donate, to dedicate, to mortgage, pledge or otherwise encumber said premises, or any part thereof, to lease said property, or any part thereof, for any period or periods of time, in possession or reversion, by lease or agreement in present or 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 hereof, 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, 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 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 said trustee, 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 Deeds 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 hereby expressly waives and releases all claims, demands, 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 hereunto set their hand and seal this 17th day of April, 19 78

John P. Hayes (Seal)  
Karen Ann Hayes (Seal)  
 Karen Ann Hayes

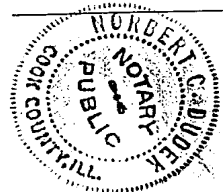
11 00 (Seal)

This instrument prepared by Linda M. Clark, 18600 Dixie Hwy., Homewood, IL 60430

State of ILLINOIS I, The undersigned, a Notary Public in and for said County, in  
 County of COOK SS. the state aforesaid, do hereby certify that John P. Hayes and Karen Ann Hayes, his wife

personally known to me to be the same person, S whose name s 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 17th day of April, 19 78

Robert C. Duda  
 Notary Public



After recording return to: For information only insert street address of above described property

COMMUNITY BANK OF HOMEWOOD-FLOSSMOOR  
 18600 S. Dixie Highway, Homewood, IL 60430  
 799-2800

BOX 533

This space for affixing Riders and Revenue Stamps - Section 4.

Exempt under provisions of Paragraph 2, Section 4.  
 Real Estate Transfer Tax Act.  
Richard J. Smith, Jay  
 Buyer, Seller or Representative  
17 APR 78  
 Date

Document Number  
24 410 941

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COOK COUNTY, ILLINOIS  
FILED FOR RECORD

APR 20 '78 9 00 AM

*R. Olson*

RECORDER OF DEEDS

\*24410941

Property of Cook County Clerk's Office

END OF RECORDED DOCUMENT