

24471074 24428481
RECORDED BY TERMS
COOK 4578 MAY 21 1978 3 21

DEED IN TRUST

FORM 4718 CHICAGO ILLINOIS TRI-01

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor, HELEN K. SCHWASS, a widow not yet remarried and CLAIRE D. PETERSEN, a widow not yet remarried of the County of Cook and State of Illinois, for and in consideration of the sum of TEN AND NO/100 Dollars (\$ 10.00), in hand paid, and of other good and valuable considerations, receipt of which is hereby duly acknowledged, Convey

10.00

Warrant X and Quit Claim unto MELROSE PARK NATIONAL BANK, 17th Avenue and Lake Street, Melrose Park, Illinois, 60160, a corporation duly organized and existing as a national banking association under the laws of the United States of America, 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 18th day of May 19 78 and known as Trust Number 2404, the following described real estate in the County of Cook and State of Illinois, to-wit:

Lot 96 in Cummings and Foreman Real Estate Corporation's Resubdivision of Sunday Lots in Seminary Addition to Maywood being a subdivision of part of the North East quarter of Section 15, Township 39 North, Range 12, East of the Third Principal Meridian, as per plat of said resubdivision recorded June 7, 1923 as document 7967547 in Cook County, Illinois.

This document is being re-recorded to insert the Trust Number.



Exempt under provisions of Paragraph 4, Real Estate Transfer Act.
Date 5-1-78
Seller or Representative [Signature]

TO HAVE AND TO HOLD the said real estate with the appurtenances, upon the trusts, and for the use 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 real estate or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to resubdivide any real estate as often as desired, to contract to sell, to grant options to purchase, to sell or to grant to convey either with or without said title, to convey said real estate 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 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 at any time or in the 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, 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 lease, an option to purchase the whole or any part of the real estate and to contract respecting the manner of doing the same 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 easements or charges, to sell, 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 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, or any successor in trust, in relation to said real estate, or to whom 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 said real estate, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the authority, 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, or any successor in trust, in relation to said real estate shall be conclusive evidence in favor of every person (including the Registrar of Titles of said county) 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 the indenture and in said Trust Agreement or in all amendments thereof, if any, and 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.

The conveyance is made upon the express understanding and condition that neither Melrose Park National Bank, individually or as Trustee, nor its successor or successors in trust shall incur any personal liability or be subjected to any claim, judgment or decree for anything in or about the sale or disposition of said real estate or any part thereof, 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, any and all such liability being hereby expressly waived and released. Any contract, obligation or indebtedness incurred or entered into by the Trustee in connection with the sale or disposition of said real estate shall be the liability of the Trustee and not of the beneficiaries under the Trust Agreement as their attorney-in-fact, hereby irrevocably appointed for such purposes, or at the election 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 incurred or entered into by the Trustee as its attorney-in-fact, in the actual possession of the Trustee shall be applicable for the payment and discharge thereof). All persons and corporations whomsoever 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 any of them shall be only in the earnings, avails and proceeds arising from the sale or any 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, the intention hereof being to vest in said Melrose Park National Bank the entire legal and equitable title in fee simple, in and to all of the real estate above described.

If the title to any of the above real estate 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 said Trustee shall not be required to produce the said Agreement or a copy thereof, or any extracts therefrom, as evidence that any transfer, charge or other dealing involving the registered lands is in accordance with the true intent and meaning of the trust.

And the said grantor, S hereby expressly waives, and releases, 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, S aforesaid have hereunto set their hands and seals this 1st day of May 19 78.
Helen K. Schwass [SEAL] [SEAL]
Claire D. Petersen [SEAL] [SEAL]

State of Illinois ss. I, the undersigned, a Notary Public in and for said County, in the state aforesaid, do hereby certify that Helen K. Schwass, a widow not yet remarried and Claire D. Petersen, a widow not yet remarried

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 use and purposes therein set forth, including the release and waiver of the right of homestead.
Given under my hand and notarial seal this 1st day of May 19 78.

Re-acknowledged 5/30/78 Notary Public

RETURN TO: MELROSE PARK NATIONAL BANK
17th Avenue & Lake Street
Melrose Park, Illinois, 60160
Box 669 - Cook County Recorder

1605 S. 15th Avenue
For information only insert street address of above described property.
Maywood, Illinois 60153

This instrument prepared by
Helen K. Schwass, Attorney
555 N. Milwaukee St. Melrose Park, Ill.

Document Number
24428481

UNOFFICIAL COPY

1978 JUN 1 AM 10:30

RECORDER OF DEEDS
COOK COUNTY ILLINOIS

RECORDER *Edney Oliver*

JUN-1 -78 70652 24471074 A -- REC 10.00

Property of Cook County Clerk's Office

10.00

24471074

END OF RECORDED DOCUMENT