

# UNOFFICIAL COPY

WARRANTY DEED IN TRUST

*Thomas F. O'Brien*  
RECORDED

JUN 24 1998 24 501 598

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THIS INDENTURE WITNESSETH That the Grantors HELEN A. CAMPBELL and SYDNEY E. CAMPBELL, his wife

of the County of Cook and State of Illinois for and in consideration of TEN AND NO/100 \$10.00 Dollars, and other good and valuable considerations in hand paid unto them and warrant unto the FIRST NATIONAL BANK IN CHICAGO ILLINOIS, a Corporation of the United States of America, the Grantors have granted, sold, conveyed, aliened, released, quitclaimed, confirmed, confirmed and the provisions of a trust agreement dated the 15th day of June 1998, and have acknowledged to the Clerk of Cook County, Illinois, the following described real estate in the County of Cook and State of Illinois, to wit:

Tract 85-1 as delineated on the Condominium Area Plat of Survey recorded in the Office of the Recorder of Deeds of Cook County, Illinois, as Document Number 2231681, of Block 4 (excepting therefrom Outlot "B"); Block 5 (excepting therefrom Outlot "C"); Block 6; Block 1 (excepting therefrom the North 472 feet); that part of Block 2 lying South of a line described as follows:

Beginning at a point on the East line of Lester Street a distance of 110 feet North of the intersection of the North line of McGarity Street and said East line; thence East 25 feet on a line normal to said East line of Lester Street; thence North 21 degrees East 270.0 feet; thence North 59 degrees 20 minutes 04 seconds East 138 feet to a point in the West line of Hemlock Street 70.02 feet North of the North line of McGarity Street as measured along said West line. All in the Subdivision of Area "H" a Subdivision of part of the South East 1/4 and part of the North East 1/4 of Section 36, Township 35 North, Range 13 East of the Third Principal Meridian, all in Cook County, Illinois, which condominium area Plat of Survey is recorded simultaneously with the Declaration of Condominium ownership and of easements, restrictions and covenants for Twin Arbor in Park Forest, recorded in the Office of the Recorder of Deeds of Cook County, Illinois, as document Number 2231681; together with the percentage of the common elements appurtenant to said land, as set forth in said Declaration, as amended from time to time in Cook County, Illinois.

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Recorder's Office

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Subject to general real estate taxes for the year 1977 and subsequent years.

Subject further to covenants, easements and restrictions of record, if any.

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 create 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 grant to such successor or successors in trust all of the title, estate, powers and authority vested in said trustee, to donate, to dedicate, to mortgage, pledge or otherwise encumber said property, or any part thereof, to lease any 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, 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 right, title or interest in or about or appurtenant to said premises or any part thereof, and to do all things which said trustee 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 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 instrument 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 instrument and in said trust agreement or in some amendment thereof and binding upon all persons claiming 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 it, 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, rents 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, or any part but only an interest in the earnings, rents 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 file 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 and all right of benefit under any 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 has, hereunto set their hand S and seal S this 22 day of July 19 77

(Seal) Keith A. Campbell (Seal)  
KEITH A. CAMPBELL  
(Seal) Susan E. Campbell (Seal)  
SUSAN E. CAMPBELL

This document prepared by Attorney David P. Kula

1450 Arnpfeen, Chicago Heights, IL  
State of Illinois      I, The Undersigned a Notary Public in and for said State,  
County of Cook      SS      in the state aforesaid, do hereby certify that Keith A. Campbell and Susan E. Campbell, his wife

10.00

personally known to me to be the same persons as he named and who subscribed to the foregoing instrument, appeared 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 22 day of July 19 77  
David P. Kula  
Notary Public

GRANTEE  
First National Bank in Chicago Heights  
100 First National Plaza  
Chicago Heights Illinois 60411

100 McGarity  
600 Park Forest, IL  
For information only insert street address of above described property

1501-000-000-1041 / 1501-000-000-078-10

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This space reserved for State Seal

Notary Public  
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