

UNOFFICIAL COPY

DEED IN TRUST

(WARRANTY)

24 506 078

(The Above Space For Recorder's Use Only)

THIS INDENTURE WITNESSETH, that the Grantor S. Ora Curry and Rose E. Curry, his wife of the County of Cook and State of Illinois, for and in consideration of the sum of Ten Dollars (\$ 10.00), in hand paid, and of other good and valuable considerations, receipt of which is hereby duly acknowledged. Convey S and Warrant S unto First State Bank & Trust Company of Hanover Park, an Illinois banking corporation of Hanover Park, Illinois, and duly authorized to accept and execute trusts within the State of Illinois, as Trustee under the provision of certain Trust Agreement, dated the 22nd day of June, 1978, and known as Trust Number 563, the following described real estate in the County of Cook and State of Illinois, to-wit:

The West .25 feet (except the North 50 feet thereof) of that part of Lot 1 lying South of a line 150 feet North and parallel with the North line of 58th Street in Sunset Home Gardens, a subdivision of the East 15 acres of the West 30 acres lying South of Plainfield Road in the North East Quarter of Section 17, Township 38 North, Range 12, East of the Third Principal Meridian, according to the Plat thereof recorded as Document Number 12075432 on October 30, 1937 in Book 373 of Plats page 7, 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 vacate any subdivision or part thereof, and to redivide said real estate 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 real estate or any part thereof to a successor or successors in trust and to grant to such successor or successors, in and 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, 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 to any lessee or lessees and options to renew leases and options to purchase the whole or any part of the reversion and to contract respecting the method 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 easements or charges of any kind, to release, convey or assign any right, title or interest in or about or case or case 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 purposes and 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 real estate, or be obliged to see that the terms of the trust have been complied with, or be obliged to inquire into any of the terms of said Trust Agreement, or any 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, 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 or 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 the trust.

This conveyance is made upon the express understanding and condition that the Grantee, neither individual 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 it or they or 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 thereof, or for injury to person or property happening in or about said real estate, or any part thereof, liability being hereby expressly waived and released. Any contract, obligation or indebtedness incurred or entered into by the Trustee in connection 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 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 except only so far as the trust property and funds in the actual possession of the Trustee shall be applicable for the payment and discharge thereof. All persons and corporations whomsoever 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 this deed, or any of them shall be only in the earnings, avails and proceeds arising from the sale or any other disposition of the trust property, 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 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 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 hand S and seal S this 22nd day of June, 1978.

[Seal]

S. Ora Curry
Rose Curry

[Seal]

STATE OF ILLINOIS)
COUNTY OF COOK)
NOTARY PUBLIC)
ROBERT C. SLATER)
My Comm. Expires)

ss.

Robert C. Slater is Notary Public in and for said County, in the State of Illinois, and he, the said Ora Curry and Rose Curry, his wife personally known to me, the same person S whose name S are subscribed to the foregoing instrument, appeared before me, a Notary Public, 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 22nd day of June, 1978.

Commission expires December 15, 1978.

MAIL TO: Robert Slater (Name)
216 Curwen Lane (Address)
A Schaumburg, IL 60193 (City, State and Zip)

DOCUMENT PREPARED BY:
Robert C. Slater, Atty
525 W. Higgins Rd. Hoff. Est., Ill.
SEND SUBSEQUENT TAX BILLS TO:

ADDRESS OF PROPERTY:

OR RECORDER'S OFFICE BOX NO. BOX 533

FORM 58F 218 (REV. 1/76)

THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES ONLY AND IS NOT A PART OF THIS DEED.

AFFIX "RIDERS" OR REVENUE STAMPS HERE

Exempt under provisions of Paragraph 4, Section 4, Real Estate Transfer Tax Act.

6-23-78

Date

10.00

24 506 078
DOCUMENT NUMBER

66-19-0111

18-17-202-002

UNOFFICIAL COPY

RETURN TO: First State Bank & Trust Company
of Hanover Park
1400 Irving Park Road
Hanover Park, Illinois 60103

COOK COUNTY ILLINOIS
FILED FOR RECORD
JUN 26 '78 10 37 AM

W. L. ...
RECORDED BY DEUS
* 24506078

TRUST NO. _____

DEED IN TRUST

(WARRANTY DEED)

TO

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

Property of Cook County Clerk's Office

END OF RECORDED DOCUMENT