

# UNOFFICIAL COPY

24 530 518

WARRANTY DEED IN TRUST

THIS INDENTURE WITNESSETH, That the Grantor Alvin A. Berger and Marilyn S. Berger, 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 it has paid, Convey and Barrant unto the COMMUNITY BANK OF HOMewood-FLOSSMOOR, a corporation of Illinois, whose address is 18600 South Dixie Highway, Homewood, Illinois 60430, as Trustee under the provisions of a trust agreement dated the 19th day of May 1978, known as Trust Number 78089, the following described real estate in the County of Cook and State of Illinois, to-wit:

Parcel 2 -

Lot 505 in Glenwood Manor Unit Number 3, a Subdivision of part of the North West 1/4 of Section 4, Township 35 North, and part of the South West 1/4 of Section 33, Township 36 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois

10.00

TO HAVE AND TO HOLD the said premises with the appurtenances upon the same and for the uses and purposes herein and in said trust agreement set forth.

All power and authority is hereby granted to said trustee to mortgage, sell, lease, sublease, and otherwise, and to remand and to repossess and part thereof, to deduct and set off, to cause to be sold, or to give option to purchase, to set or any terms, to convey either with or without consideration, to convey and premises or any part thereof to a successor or successors in trust and to grant to such successor or successors in trust all the title, estate, powers and appurtenances in the property so remanded, and to do and to cause to be done in respect of the above described property and interest therein, or any part thereof, from time to time, in possession or reversion, by leases to commence in possessory or future, and for any term and for any period or periods of time, not exceeding in the case of any single lease the term of 158 years, and to renew or extend any lease or leases at any time or times hereinafter to commence to make leases and to grant options to leases and options to renew leases and options to purchase the whole or any part of the premises and to contract respecting the manner of fixing the amount of present or future rents or charges or of any kind, to release, convey or assign any right title or interest in or about or in or appertaining to said premises or any part thereof, and to deal with said property and every part thereof in all other ways and in such other manner as may be required by law, and to make all and do all such acts and things necessary for the same or different from the ways above specified, at any time or times hereafter.

In case shall any party dealing with said trustee in relation to said premises, or to whom may be given or any part thereof, title, or interest therein, deny the title thereto, it shall be a sufficient defense in any action of any person or persons, money, rent or money borrowed or advanced on said premises or be obliged to set that the "title" of this trust have been compiled with, or be obliged to justify and the necessity or expediency of any act of said trustee, or be obliged or compelled to give or release or do any act in relation to said real estate that 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 that trust created by this instrument and by the instrument or instruments contained in this instrument and in said trust agreement, is created in accordance with the true intent and meaning of the parties contained in this instrument and in said trust agreement and is a true and valid instrument; (b) that said trustee was duly authorized at a proper meeting and after due notice given to all persons entitled to receive notice of the time and place of the meeting, to sign and affix to a successor or successors of all beneficiaries therunder, (c) that said trustee was duly authorized at a proper meeting and after due notice given to all persons entitled to receive notice of the time and place of the meeting, to sign and affix to all the title, estate, rights, powers, authorities, duties and obligations of its heirs or their predecessors in title.

If the instrument shall contain any provision or condition of any kind that is not in accordance with this instrument, or if the instrument shall be found contrary to any statute or other provision of law or of any court of competent jurisdiction, such provision or condition shall be 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 a trust or otherwise, and such provision or condition shall be of no force and effect.

If the title to any of the above kinds of title or interests, or if any clause or condition is hereby directed not to register or note in the certificate of title or duplicate thereof, or if any clause or condition, 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, by her express writing, does and release, any and all right or benefit under and otherwise, in any and all estates of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

In witness thereof, the grantor is affixed hereto, the day of July, 1978.

Alvin A. Berger (Seal)

Marilyn Berger (Seal)

This instrument prepared by Mary Swann, 18600 Dixie Hwy, Homewood, IL 60430

State of Illinois         \_\_\_\_\_. Notary Public in and for said County, in  
County of Cook         \_\_\_\_\_. the state aforesaid, do hereby certify that Alvin A. Berger and  
Marilyn S. Berger \_\_\_\_\_

personally known to me to be the same person, whose name is \_\_\_\_\_  
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 true 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 7th day of July 1978

Janet Ruby

Notary Public in Cook County, IL  
My Commission Expires Dec 22, 1982

After recording return to:

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

For information only insert street address of  
above described property

Exempt under provisons of Paragraph 5, Section 4,  
Real Estate Transfer Tax Act.  
\_\_\_\_\_  
Buyer, Seller or Representative  
\_\_\_\_\_  
Dated 11/17/78

24 530 518

# UNOFFICIAL COPY

COOK COUNTY, ILLINOIS  
FILED FOR RECORD

JUL 12 '78 13 27 M

*Sidney R. Oden*  
SEARCHED

# 4530518

Property of Cook County Clerk's Office