

# UNOFFICIAL COPY

GEORGE E. COLE\*  
LEGAL FORMS  
NO. 1990  
September, 1975

DEED IN TRUST

(ILLINOIS)

24 783 327

Exempt under provisions of Paragraph 2, Section 4,  
Real Estate Transfer Tax Act.

*John M. Davies III*  
Notary Public

PMT # 128481 LLC

THE GRANTOR S, Glenn Foster and Pamela M. Foster, his wife, Seller or Representative 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, Convey and (WARRANT/QUIT CLAIM) unto Pamela Mary Foster

10.00

(NAME AND ADDRESS OF GRANTEE)  
as Trustee under the provisions of a trust agreement dated the 22nd day of December 1978 and known as Trust No. 1 (hereinafter referred to as "said trustee," regardless of the number of trustees,) and unto all and every successor or successors in trust under said trust agreement, the following described real estate in the County of Cook and State of Illinois, to wit:

Lot 3 (except the North 50 feet and except the South 55 feet) in Block 2 in Stannard's First Addition to Maywood, a Subdivision of the North East Quarter of the South West Quarter of Section 14, Township 39 North, Range 12 East of the Third Principal Meridian, Cook County, Illinois.

Full power and authority are hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof; to dedicate parks, streets, highways or alleys; to vacate 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 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 property, or any part thereof; to lease said property, or any part thereof, from time to time, in possession or reversion, by leases to commence to present or in 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 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 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, 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 or in some amendment thereof and binding upon all beneficiaries 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) that 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 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 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 grantors hereby expressly waive, and release, 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 grantors aforesaid have hereunto set their hands and seals this 22nd day of December 1978

*Glenn Foster* (SEAL) *Pamela M. Foster* (SEAL)  
GLENN FOSTER PAMELA M. FOSTER

State of Illinois, County of DuPage ss.  
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Glenn Foster & Pamela M. Foster, his wife, personally known to me to be the same persons whose names 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.

official seal, this 22nd day of December 1978



*John M. Davies III*  
NOTARY PUBLIC

This instrument was prepared by John M. Davies III, 4121 St. Charles, Bellwood, (NAME AND ADDRESS) Ill. 60104

\*USE WARRANT OR QUIT CLAIM AS PARTIES DESIRE  
THE NORTHEAST TRUST CO  
KOS LASALLE ST  
CHICAGO 60677  
(City, State and Zip)

GRANTEE AND  
ADDRESS OF PROPERTY:  
1822 S. 2nd Ave.  
Maywood, Ill. 60153

THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES ONLY AND IS NOT A PART OF THIS DEED.  
SEND SUBSEQUENT TAX BILLS TO:

OR RECORDER'S OFFICE BOX NO. 980 (Name)  
(Address)

AFFIX RIDERS OR REVENUE STAMPS HERE

Office

DOCUMENT NUMBER

24 783 327

# UNOFFICIAL COPY

Deed in Trust

TO

GEORGE E. COLE®  
LEGAL FORMS

COOK COUNTY, ILLINOIS  
CLERK FOR RECORD  
DEC 29 78 10 57 AM

RECORDING OFFICE  
CLERK FOR RECORD

\*24783327

Property of Cook County Clerk's Office