

UNOFFICIAL COPY

24789586

This Indenture Witnesseth That the Grantor (s) William R. Scales and Susan J. Scales; 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 in hand, paid, Convey and Quit-Claim unto BANK OF HICKORY HILLS, 7800 West 95th Street, Hickory Hills, Illinois 60457, a corporation of Illinois, as Trustee under the provisions of a trust agreement dated the 19th day of December 19 77,

known as Trust Number 1209, the following described real estate in the County of Cook and State of Illinois, to-wit:

Unit 102 in Berkshire Condominium as delineated on a survey of the following described real estate: Lot 3 (except the East 75 feet), Lots 4 and 5 in Marisa Fanfani's Subdivision of Lot 1 in Block 1 in Frederick W. Bartlett's Roberts Road and 89th Street Acres in Section 1, Township 7 North, Range 12, East of the Third Principal Meridian, according to Plat recorded as Document 8888252, in Cook County, Illinois; Plat of Survey to the Declaration of Condominium made by BANK OF HICKORY HILLS, a Corporation of Illinois, as Trustee under Trust Agreement dated December 19, 1977, and known as Trust Number 1209, is attached as Exhibit "A" thereto. Said Declaration dated August 7, 1978 and recorded in the office of the Recorder of Deeds of Cook County, Illinois as Document No. 24598678, together with its undivided percentage interest in the common elements.

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Mortgagor also hereby grants to mortgagee, its successors and assigns, as rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of said property set forth in the aforementioned Declaration.

This Mortgage is subject to all rights, easements, restrictions, conditions, covenants and reservations contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein.

Cook County Clerk's Office

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Property of COOL

Exempt under provisions of Paragraph E, Section 4,  
Real Estate Transfer Tax Act. Date: 11-20-78

[Signature]  
Signature of Buyer/Seller or their Representative

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 park, streets, highways or alleys and 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 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 in praesenti 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 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 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, 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 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, 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 the same, his or their predecessors 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 Title 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 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 grantors aforesaid have hereunto set their hands and

Seals this 20th day of November 1978  
[Signature] (SEAL) [Signature] (SEAL)  
\_\_\_\_ (SEAL) \_\_\_\_\_ (SEAL)  
\_\_\_\_ (SEAL) \_\_\_\_\_ (SEAL)

24789586

THIS INSTRUMENT WAS PREPARED BY  
MARK C. RANDALL

This document was prepared by: 7800 WEST 95th ST.  
HICKORY HILLS, ILL 60457

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STATE OF ILLINOIS }  
COUNTY OF COOK }

1979 JAN 4 PM 2 40

ss. Lawrence J. Davis  
COOK COUNTY ILLINOIS

RECORDED Edmund J. Kelly

a Notary Public, in and for said County, in the State aforesaid, do hereby certify that  
William R. Scales and Susan J. Scales, his wife

JAN-4-79 198934 24789586 A - REC

11.00

\_\_\_\_\_ who are  
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 Deeds  
free and voluntary act, for the uses and purposes therein set forth, including  
and waiver of the right of homestead.

GIVEN under my hand and Notarial Seal this \_\_\_\_\_  
of November, 1978

Lawrence J. Davis



Property of Cook County Clerk's Office

11.00

24789586

TRUST No... 1209.....  
DEED IN TRUST  
TO  
BANK OF HICKORY HILLS  
TRUSTEE  
PROPERTY ADDRESS  
8901 S. Roberts Road  
Hickory Hills, IL  
Mail To: Box 802  
BANK OF HICKORY HILLS  
7800 West 95th Street Hickory Hills, Illinois 60457

NO. OF RECORDED DOCUMENT