

24 091 304

RECORDED BY DEEDS
COOK COUNTY CLERK'S OFFICE

WARRANTY DEED IN TRUST

1977 SEP 6 AM 9 20
SEP - 6 77 4 3 7 0 6 8 • 24091304 • A — Rec 10.00

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantors, Gary Walter and Sylvia H. Walter, 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 Warrant 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 2nd day of September 1977, known as Trust Number 77235 the following described real estate in the County of Cook and State of Illinois, to-wit: PARCEL I - Lot 27 in Cherry Creek Subdivision First Addition, being a subdivision of the East 162 feet of the Northeast 1/4 of the Northwest 1/4 and the West 155 feet of the Northwest 1/4 of the Northeast 1/4, all in Section 1, Township 35 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois AND PARCEL II Lot 4 in Cherry Creek Subdivision, being a subdivision of that part of the Northwest 1/4 of the Northeast 1/4 of Section 1, Township 35 North, Range 13 East of the Third Principal Meridian, lying Westerly of Governors Highway and Southerly of 183rd Street as dedicated (excepting therefrom the Westerly 155 feet thereof) in Cook County, Illinois

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 vacate any subdivision or part thereof, and 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 in present or 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 100 years, and to renew or extend leases upon 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 convey, in 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 encumbrance appurtenant to said premises or any part thereof, and to deal with said property and any 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 conclusively evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument, (c) 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, (d) that said 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 hereunder, (e) that said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument and (f) 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 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 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, release, discharge and relinquish all right and benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of beneficiaries from sale on execution or otherwise.

In Witness Whereof, the grantors aforesaid have hereunto set their hands and seal this 2nd day of September 1977

Gary E. Walter (Seal) Sylvia H. Walter (Seal)

This instrument prepared by Sallie Moss, 18600 Dixie Hwy., Homewood, IL 60430

State of ILLINOIS ss. Delores E. Moss, a Notary Public in and for said County, in the state aforesaid, do hereby certify that Gary E. Walter and Sylvia H. Walter, 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. Given under my hand and notarial seal this 2nd day of September 1977

My commission expires 12-28-80 Delores E. Moss Notary Public

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

For information only insert street address above described property

This space for affixing Riders and Revenue Stamps Exempt under provisions of Paragraph C, Section 4, Real Estate Transfer Tax Act. Date 9/3/77 Buyer, Seller or Representative

Document Number 24091304

1000 E