

UNOFFICIAL COPY

020
@
911
74
39
57

32 6749 605

ILLINOIS
RECORD
WARRANT DEED IN TRUST
OCT 31 9 00 AM '77

RECORDER OF DEEDS

24 170 287 *24170287

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor

JAMES J. DOWD, DIVORCED AND NOT REMARRIED

of the County of Cook and State of Illinois for and in consideration of TEN AND 00/100 (\$10.00) 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 15th day of May, 1977, known as Trust Number 77-133 the following described real estate in the County of Cook and State of Illinois, to-wit:

Lot 18 in Markey Estate, being a Subdivision of the South East 1/4 of Section 7, Township 35 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

SUBJECT TO: General taxes for the year 1977 and subsequent years and all conditions, easements of record,

10.00

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 create 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 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 lease, 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 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 said 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 lease, 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 premises 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 any part of said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee be obliged to see that 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, so 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, and 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, so that said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument and all of 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, 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 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 to register or file in the certificate of title or duplicate thereof, or memorial, the words "in trust" or "upon conditions" or words of similar import, in accordance with the statute in such case made and provided.

And the said grantor hereby expressly waives, surrenders and releases any and all right or benefit under any 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 aforesaid has hereunto set his hand and seal this 4th day of August 1977

James J. Dowd (Seal)
JAMES J. DOWD (Seal)

(Seal) (Seal)

This instrument prepared by Jerry L. Lambert, Attorney, 19530 South Kedzie, Flossmoor, Illinois 60422

State of Illinois Notary Public in and for said County, in and for the County of Cook JERRY L. LAMBERT



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 he signed, sealed and delivered the said instrument as his 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 24 day of August 1977

Jerry L. Lambert (Signature)
Notary Public

After recording return to:

1702 Markey Lane, Flossmoor, Ill.

For information only insert street address of above described property.

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

BOX 533

NO TRAVELING COMPENSATION
REWARD UNDER STATUTES
R. I. IN REWARD
James J. Dowd
5/16/77

This space for affixing Riders and Revenue Stamp

24 170 287
Document Number

END OF RECORDED DOCUMENT