

UNOFFICIAL COPY

DEED IN TRUST
(WARRANTY)

24 175 565

(The Above Space For Recorder's Use Only)

THIS INDENTURE WITNESSETH, that the Grantor S
TRACY E. HAGER and MARY C. HAGER, his wife,
of the County of Cook and State of Illinois for and in consideration of the sum
of TEN and No/100ths (\$10.00) (Dollars,
\$ 10.00), in hand paid, and of other good and valuable considerations, receipt of which is hereby duly
acknowledged, Convey and Warranty unto First State Bank & Trust Company of Park Ridge, an Illinois bank-
ing corporation of Park Ridge, Illinois, and duly authorized to accept and execute trusts within the State of Illinois, as Trustee
under the provisions of a certain Trust Agreement, dated the 19th day of August, 1977, and known as Trust Number
495, the following described real estate in the County of Cook and State of Illinois, to-wit:

Lot 62 in Block 3 in L.R. McDonald's Park Ridge North,
being the North $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of Section 22,
Township 41 North, Range 12 East of the Third Principal
Meridian, and the 165 feet (measured at right angles to
the East line thereof) of the Northeast $\frac{1}{4}$ of the South-
west $\frac{1}{4}$ of Section 22, aforesaid in Cook County, Illinois.

Subject to: General taxes for the year 1976 and subsequent
years; covenants, conditions and restrictions of record.

Permanent Real Estate Index No. 09-22-416-028-0000.

TO HAVE AND TO HOLD the said real estate with the appurtenant easements, 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 with respect to the real estate or any part or parts of it, and at any time or
times to improve, manage, protect and subdivide said real estate or any part thereof, to dedicate parks, streets, highways or alleys and to
create any subdivision or part thereof, and to resubdivide said real estate as often as desired, to contract to sell, to grant options to pur-
chase, to sell on any terms, to convey either with or without consideration, to convey said real estate or any part thereof to a successor
or successors in trust and to grant to such successor or successors in trust all of the powers, trusts, and authorities vested in said
Trustee, to donate, to dedicate, to mortgage, pledge or otherwise encumber said real estate, or any part thereof, to lease said real estate,
or any part thereof, from time to time, in possession or reversion, by lease to commence in the present or in the 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 199 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 time hereafter, to contract to make leases, and to grant options to lease, to contract to renew leases and options to pur-
chase 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 real estate, 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 real estate or any part thereof,
and to deal with said real estate and every part thereof in all other ways and for such other purposes as 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, or any successor in trust, in relation to said real estate, or to whom said real estate
or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said Trustee, or any successor in trust, be obliged to
see to the application of any purchase money, rent or money borrowed or advanced on the trust property, or be obliged to see that the
terms of the trust have been complied with, or be obliged to inquire into the authority, 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, lease, mortgage, lease
or other instrument executed by said Trustee, or any successor in trust, in relation to said trust property 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 deed or Trust Agreement was in full force and effect, (b) that such conveyance or other instru-
ment was executed in accordance with the trusts, conditions and limitations contained herein and in said Trust Agreement or in all
amendments thereof, if any, and is binding upon all beneficiaries thereafter, (c) that said Trustee, or any successor in trust, was duly
authorized and empowered to execute and deliver every such deed, lease, mortgage or other instrument and (d) that the con-
veyance 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.

This conveyance is made upon the express understanding and condition that the Grantor, neither individually or as Trustee, nor its
successor or successors in trust shall incur any personal liability or be subjected to any claim, judgment or decree for any claim of injury
to his or her assets or interests, may do or omit to do in or about the said real estate or under the provisions of this Deed or as Trustee or as Trustee
Agreement or any amendment thereto, or for injury to person or property happening in or about said real estate, any and all such
claims being hereby expressly waived and released. Any contract, obligation or indebtedness incurred or entered into by the Trustee in con-
nection with said real estate may be entered into in the name of the then beneficiaries under said Trust Agreement as their actual agents
in fact, hereby irrevocably appointed for such purposes, or at the election of the Trustee, in its own name, as Trustee of an express trust
and not individually (and the Trustee shall have no obligation whatsoever with respect to any such contract, obligation or indebtedness
except so far as the trust property and funds in the actual possession of the Trustee shall be applicable for the payment and dis-
charge thereof). All persons and corporations whomsoever and whatsoever shall be charged with notice of this condition from the date
of the filing for record of this deed.

The interest of each and every beneficiary hereunder and under said Trust Agreement and of all persons claiming under them or any
of them shall be personal property, and no beneficiary hereunder shall have any title or interest, legal or equitable, in or
interest is hereby declared to be personal property, and no beneficiary hereunder shall have any title or interest, legal or equitable, in or
in said trust property as such, but only an interest in the earnings, profits and proceeds thereof as aforesaid, the intention hereof being to
vest in the Trustee the entire legal and equitable title to the same, in and to all of the trust property, above described.

If the title to any of the trust property 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 Grantor S 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 homestead from sale on execution or otherwise.

IN WITNESS WHEREOF, the Grantor S aforesaid have hereunto set their hand S and seal S this 8th
day of September, 1977.

Tracy E. Hager [Seal] Mary C. Hager [Seal]
Tracy E. Hager Mary C. Hager

STATE OF Illinois
COUNTY OF Cook
Joseph W. Lang, a Notary Public in and for said County, in the State
aforesaid, do hereby certify that TRACY E. HAGER & MARY C. HAGER, his wife,
personally known to me to be the same person S whose name S are subscribed to the foregoing instrument, appeared before
me the day and date hereof and acknowledged that they read, sealed and delivered the said instrument as their free and volun-
tary act for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Witness my hand and Notarial Seal this 30th day of September, 1977.
Commission expires November 30th 1980
Joseph W. Lang NOTARY PUBLIC

Document Prepared By:
Joseph W. Lang, Attorney
1230 N. Hamlin Avenue
Park Ridge, Illinois 60068
ADDRESS OF PROPERTY:
2000 Habberton Avenue
Park Ridge, Illinois
THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES
ONLY AND IS NOT A PART OF THIS DEED.
SEND SUBSEQUENT TAX BILLS TO
111111
(Name)
111111
(Address)

AFFIX "RIDERS" OR REVENUE STAMPS HERE

DOCUMENT NUMBER

24 175 565

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1977 NOV 2 AM 11 49

NOV-2-77 4 7 0 9 5 4 • 20175565 • A --- Rec 10.00

Property of Cook County Clerk's Office

10.00

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9-11-27

BFC Forms Service, Inc.

RETURN TO: First State Bank & Trust Company
of Park Ridge
607-11 Devon Avenue
Park Ridge, Illinois 60068 • OR
Recorder's Box No. 260

TRUST NO. _____

DEED IN TRUST

(WARRANTY DEED)

TO

First State Bank & Trust Company
of Park Ridge

Park Ridge, Illinois

TRUSTEE

S Sparrow / S.P.O.

END OF RECORDED DOCUMENT