

UNOFFICIAL COPY

DEED IN TRUST

24280559

Quit Claim

The above space for recorder's use only

THIS INSTRUMENT WITNESSETH, That the Grantor, Blair M. Blose and Virginia L. Blose, his wife of the County of Cook and State of Illinois, for and in consideration of the sum of Ten and no/100 Dollars (\$ 10.00), in hand paid, and of every good and valuable consideration, receipt of which is hereby duly acknowledged, Convey and Quit Claim unto WHEELING TRUST AND SAVINGS BANK, a banking corporation duly organized and existing under the laws of the State of 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 17th day of January 1978, and known as Trust Number 78-114, the following described real estate in the County of Cook and State of Illinois, to-wit:

Lot 20 in Frank Serafine Subdivision, being a Subdivision of part of the South half of the Southeast quarter of Section 34, Township 42 North, Range 11, East of the Third Principal Meridian as per plat filed July 7, 1954 as Document No. LR 1501829 and recorded October 27, 1953 as Document No. 15754828, in Cook County, Illinois.

SUBJECT TO Trust Deed dated December 4, 1965 and recorded as Document No. 19685448 to R.S. Johnston, for \$19,500.00

TO HAVE AND TO HOLD the said real estate 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, subdivide said real estate or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to redivide said real estate 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 real estate or any part thereof to a successor or successors in trust and to grant to such successor or successors a trust all of the title, estate, powers 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 and real estate, or any part thereof, from time to time, in possession or reversion, by cases its commencement in present or in future, 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 option 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 position 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 connected 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 considerations as it would be entitled 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, or be obliged to see to the application of any purchase money, rent or money borrowed or advanced on said real estate, or be obliged to see that the terms of this 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, trust deed, mortgage, lease or other instrument executed by said Trustee, or any successor in trust, in relation to said real estate shall be conclusive evidence in favor of every person (including the Registrar of Titles of said county) relying upon or claiming under any such conveyance, lease or other instrument, (b) 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, (c) 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 all amendments thereof, if any, and binding upon all beneficiaries thereunder, (d) that said Trustee, or any successor in trust, was a duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument and (e) if the conveyance is made to a successor or successor of said Trustee, conditions and limitations shall be applicable for the payment and discharge thereof, all persons and corporations whatsoever 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 only in the earnings, avails and proceeds arising from the sale or any 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, the intention hereof being to vest in said Wheeling Trust and Savings Bank the principal and corpus of the trust in fee simple, in and to the real estate, in and to the proceeds therefrom.

If the title to any of the above real estate 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 said Trustee shall not be required to produce the said Agreement or a copy thereof, or any extracts therefrom, as evidence that any transfer, charge or other dealing involving the registered lands is in accordance with the true intent and meaning of the trust.

And the said grantor 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 grantor s aforesaid have hereunto set their hands and seals this 17th day of January 1978.

Blair M. Blose [SEAL] Virginia L. Blose [SEAL]

State of Illinois ss. I, Blair M. Blose and Virginia L. Blose, his wife, a Notary Public in and for said County, in the state aforesaid, do hereby certify that Blair M. Blose and Virginia L. Blose, 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 17th day of January 1978

Jane Smiley
Notary Public

RETURN TO ROBERT F. MOORE
WHEELING TRUST AND SAVINGS BANK
Wheeling, Illinois 60090

For information only insert street address of above described property.

This space for affixing Rulers and Revenue Stamps

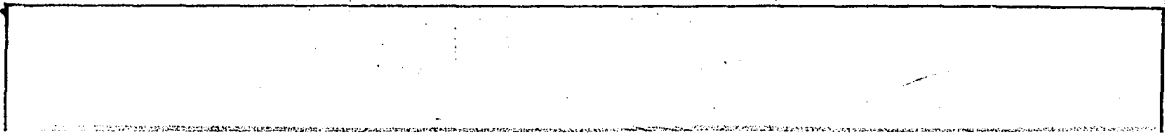
Blair M. Blose

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Document Number



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Shirley K. Wilson

REC'D JAN 18 1978
COOK COUNTY CLERK

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Property of Cook County Clerk's Office

18 DEC 1977

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END OF RECORDED DOCUMENT