

UNOFFICIAL COPY

WARRANTY DEED IN TRUST

1978 MAR 7 AM 9 45
RECORDER OF DEEDS
COOK COUNTY ILL.

24 352 737

MAR-7-78

24352737

REC

10.00

THIS INDENTURE WITNESSETH, That the Grantors,

ROBERT A. LARSON and CAROL J. LARSON, 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 WESTERN NATIONAL BANK OF CICERO, a National Banking Association, as Trustee under the provisions of a trust agreement dated the 4th day of March 1978, known as Trust Number 4896, the following described real estate in the County of Cook and State of Illinois, to-wit:

Lot 10 and the North one-fifth of Lot 11 in Block 18 in White and Coleman's La Verne Subdivision, being a subdivision of Blocks 13 to 28 both inclusive in Chebot's First Division in the North West quarter of Section 32, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

THIS INSTRUMENT WAS PREPARED BY

Carol Weber

5801 W. Curmak Rd.
Cicero, Ill. 60650

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 vacate any subdivision or part thereof, and to reestablish 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 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 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 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 in 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 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 do 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 or 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) 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 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 no beneficiary hereunder shall have any title or interest, legal or equitable, in or to said real estate as such, but only a beneficial 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 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 grantors aforesaid have hereunto set their hand and seal on this 4th day of March 1978.

Carol J. Larson
Carol J. Larson (Seal)

Robert A. Larson
Robert A. Larson (Seal)

State of Illinois }
County of Cook } ss

I, Patricia Lullo, a Notary Public in and for said County, in the state aforesaid, do hereby certify that Robert A. Larson and Carol J. Larson, 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 4th day of March 1978.



MY COMMISSION EXPIRES 10/10/81

GRANTEE'S ADDRESS:
Western National Bank of Cicero
5801 West Curmak Road, Cicero, Illinois 60650
Cook County Recorders Box 99

3420 South Lombard Avenue
Berwyn, Illinois 60402

For information only insert street address of above described property.

This space for affixing Riders and Revenue Stamp

EXEMPT UNDER PROVISIONS OF PARAGRAPH 5, SECTION 4

REAL ESTATE TAX PAGE 6

MAR 6 1978

WESTERN NATIONAL BANK OF CICERO By *Robert A. Larson*
As Trustee

24352737

END OF RECORDED DOCUMENT