

UNOFFICIAL COPY

WARRANTY DEED IN TRUST

RECORDER OF DEEDS
COOK COUNTY ILLINOIS

1978 APR 4 AM 9:38

24 387 487

APR-11-78 The above space for recording 24307407 A -- REC

10.15

THIS INSTRUMENT WITNESSETH, That the Grantors, JAMES W. STEWART and ELLEN F. STEWART, 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 FIRST NATIONAL BANK IN CHICAGO HEIGHTS, a corporation of the United States of America, as Trustee under the provisions of a trust agreement dated the 23rd day of March 1973, known as Trust Number 2065, the following described real estate in the County of Cook and State of Illinois, to wit:

Lot 9094 in Indian Hill Subdivision Unit No. 9, being a Subdivision of the East Half of the Northwest Quarter of Section 31, Township 35 North, Range 15 East of the Third Principal Meridian; also the Northwest Quarter of the Northeast Quarter of Section 37, Township 35 North, Range 15 East of the Third Principal Meridian, in Cook County, Illinois, according to the Plat thereof recorded September 15, 1970, as Document No. 2521661, and Surveyor's Certificate of Correction thereof registered on October 9, 1970, as Document No. 2525473.

Lot 9190 in Indian Hill Subdivision Unit No. 9, a Subdivision of the East Half of the Northwest Quarter of Section 31, Township 35 North, Range 15 East of the Third Principal Meridian; also the Northwest Quarter of the Northeast Quarter of Section 31, Township 35 North, Range 15 East of the Third Principal Meridian, in Cook County, Illinois.

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Cook County Clerk's Office

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Property of

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Receipt under provisions of Real Estate Transfer Act, Section 2, of the Revised Statutes of the State of Illinois, Chapter 110, Section 1-10. Document Number 24387457

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 resubdivide 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 rights 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 case of any single demise the term of 199 years, and to renew or extend leases upon any terms and for any period or periods of time, not exceeding in the 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 contract about or easement appurtenant to said premises or any part thereof and to deal with said property and every part thereof in all other 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 joining 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 its, his or their predecessor in trust.

The interest of each and every beneficiary hereunder and of all persons claiming under them if 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 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 and release any and all right or benefit under any or 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 this 29th day of March 1978.

James W. Stewart (Seal)
Ellen F. Stewart (Seal)

THIS INSTRUMENT PREPARED BY:
DONALD E. ARNELL
1010 Dixie Highway
Chicago Heights, IL 60411

State of ILLINOIS)
County of COOK) SS.

I, DONALD E. ARNELL, a Notary Public in and for said County, in the state aforesaid, do hereby certify that JAMES W. STEWART and ELLEN F. STEWART, his wife



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 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 29th day of March 1978

Notary Public
MAIL TO MAIL
Information only insert street address of above described property.

GRANTEE:
First National Bank in Chicago Heights
1648 Halsted Street
Chicago Heights, Illinois 60411

END OF RECORDED DOCUMENT