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WARRANTY DEED IN TRUST

25401708

THIS INDERTURE WITNESSETH, That the Grantors, JAMES A. LEADER and MARIJAN LEADER, of the County of Cook and State of Illinois for and in consideration of Ten and no/100 (\$10.00) Dollars, and other good and valuable considerations in hand paid, convey and warrant unto MAPILYM LEADER, as Trustee inder the provisions of a trust agreement dated the 15th day of February, 1957, known as LEADER TRUST, the following described real estate in the County of Cook and State of Illinois, to wit:

"Lot 3h (Except that part lying South of a straight line running from a point 7 flet Northwesterly of the Southwest corner of said not as measured along the front line thereof to the Southeas' Corner thereof) in Elock o in Olympia Highlands, a Suburission in the Fouthwest 1/h of Section 17, Tewnship 35 Forth, Range 1h Bast of the Third Principal Meridian according to the Flat thereof recorded April 1h, 1955, as Document Number 16204705 and filed in the Recorder's Office of Cook Sounty, Illinois on April 1h, 1955, as Document Number 1587740."

TO HAVE AND TO HOLD the said premises with the coparienances 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 ..., part thereof, to dedicate parks, streets, highways or alleys and to vacite any subdivision or part thereof, and to resubdivide said property as often at desired, to convey either with or without consideration, to convey said premises or any part thereof to a successor or successors in trust and to gran to such successor or successors in trust all of the title, estate, powers and authorities vested in said Trustee, to denate, to dedicate, to mortgaps, pledge or otherwise encumber said property, or any part thereof, to least said property, or any part thereof, from time to time, in possession or revorsion, by leases to commence in prassenti or future, and upon any temperated or apriods of time, not exceeding in the case of any single demise the terms of 198 years, and to renew or extend leases upon any 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 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 release, convey or assign any right, title or interest in or about or casement 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 dear with the same, whether similar to or different from the ways above appendical, 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 conveved, 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 explorery 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,

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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 instru-mont, (a) that at the time of the delivery thereof the trust created by this insenture 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 contrions and limitations contained in this indenture and in said trust agreewest 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 (it). If 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 resons claiming unous them or any of them shall be only in the earnings, avails and preceds arising from the sale or other disposition of said real estate, and such interest is hereby declares to be personal property, and no beneficiary hereunder their have any title or interest, legal or could be, in or to said real estate as such, but only an interest in the earnings, avails and proceeds thereof is folesaid.

If the title to any or the above lands is now or hereafter registered, the Registrar of Titles is bereby directed not to register or not 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. In case of the inability, incapacity, resignation or refusal to act or the death of the said Trustee, JAMES 1. LEADER, his regimes or assign shall succeed as Successor Trustee. Successor Trustee.

And the said grantor hereby expressly vaive and release any and all right or benefit under any by virtue of any angell statutes of the State of Illinois, providing for the exemption of homesters from sale on execution or otherwise.

STATE OF ILLINOIS ) CCUNTY OF COOK )

I, <u>Timuthy L. M. A.</u>, a Notary Public, in and for said County, in the state aforesaid, do Mereby certify that JAMES A. LEADER and MARILY!! LEADER, personally known 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 day of Filmans 1980.

Propert Financian (167 Maple; Chicago and philippine is Solill Cook Subsequent arrelles to: Above Address

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