

25643300

WARRANTY-DEED IN TRUST

The above space for recorder's use only

Exempt under provisions of Paragraph e, Section 4, Real Estate Transfer Tax Act.

Date 9/11/80 By: Walter J. Keller

A 917398

THIS INDENTURE WITNESSETH, That the Grantor, Walter J. Keller and Lorraine C. Keller 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 other good and valuable considerations, receipt of which is hereby duly acknowledged, Convey and Warrant unto FORD CITY BANK AND TRUST CO., 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 19th day of September, 1980, and known as Trust Number 3364, the following described real estate in the County of Cook and State of Illinois, to wit:

Lot 23 in Crest Line Highlands Subdivision of part of the North East quarter and part of the North West quarter of Section 34, Township 38 North, Range 13 East of the Third Principal Meridian in Cook County, Illinois.

COOK COUNTY, ILLINOIS FILED FOR RECORD

Sidney K. Olson RECORDER OF DEEDS

1980 OCT 29 AM 9:30

25643300 THIS INSTRUMENT WAS PREPARED BY EDWARD C. SWEIGARD 7601 S. Cicero Chicago, IL

10.00

SUBJECT TO

TO HAVE AND TO HOLD the said real estate with the appurtenances, unto the Trustee, and for the uses and purposes herein said in said Trust Agreement set forth. Full power and authority is hereby granted to said Trustee to improve, manage, purchase, lease, convey, mortgage, or otherwise dispose of 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 purchase, to sell on any terms, to convey either with and 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 title, estate, powers and authorities vested in said Trustee, to dedicate, to mortgage, to 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 leases to commence 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 lease the term of 198 years, and to renew or extend leases upon any terms and for any period or periods of time, 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 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 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 considerations as it would be lawful for any person owning the same to deal with the same, whether articles 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 any part thereof, be bound to see that the 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 part of the proceeds of any sale, lease or mortgage of 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 Register of Titles of said county) 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 said Trust Agreement was as full for, and (b) that such conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this Indenture and said Trust Agreement, and in accordance with the powers and authorities vested in said Trustee, or any successor in trust, was duly authorized and empowered to execute and deliver such deed, trust deed, lease, mortgage or other instrument and (d) if the conveyance is made to a successor or successor 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 neither Ford City Bank and Trust Co., individually as Trustee, nor its successor or successors in trust shall incur any personal liability or be subjected to any claim, judgment or decree for anything it or they or its or their agents or attorneys may do or omit to do in or about the said real estate or under the provisions of this Deed or said Trust Agreement or any amendment thereto, or for injury to person or property happening in or about said real estate, any and all such liability being hereby expressly waived and released. Any contract, obligation or indebtedness incurred or entered into by the Trustee in connection with said Indenture may be entered into by it in the name of the then beneficiaries under said Trust Agreement as their attorney-in-fact, hereby irrevocably appointed for such purposes, or at the action of the Trustee, in its own name, as Trustee of an express trust and not incidentally. The Trustee shall have no obligation whatsoever with respect to any such contract obligation or indebtedness, except only so far as the trust property and funds in the actual possession of the Trustee shall be applicable for the payment and discharge thereof. All persons and corporations, owners 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 the earnings, assets and income, legal or equitable, in or to said real estate as such, but only an interest in the earnings, assets and proceeds thereof as aforesaid, the interest hereunder being, so far as said Ford City Bank and Trust Co., the entire legal and equitable title in fee simple, in and to all of the real estate above described.

If the title to any of the above real estate is now or hereafter registered, the Register of Titles is hereby directed not to register or note in the certificate of title or duplicate thereof, or memorial, the words "in trust," "with limitations," or words of similar import, in accordance with the statute in such case made and provided that 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 real estate is in accordance with the true intent and meaning of the trust.

And the said grantor, hereby expressly waives, releases, conveys and releases 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 seal S. this 19th day of September, 1980. WALTER J. KELLER (SEAL) LORRAINE C. KELLER (SEAL)

State of Illinois } I, the undersigned a Notary Public in and for said County, in the County of Cook } ss. the state aforesaid, do hereby certify that Walter J. Keller and Lorraine C. Keller, his wife



personally known to me to be the same person S whose name S 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 19th day of September, 1980. Mary Ingers Notary Public

MAIL TO: FORD CITY BANK AND TRUST CO. 7601 South Cicero Avenue Chicago, Illinois 60652

7968 South Kirkland Avenue Chicago, Illinois 60652

For information only insert street address of above described property.

BOX 533