

UNOFFICIAL COPY

DEED IN TRUST

1981 APR 16 PM 12 16

25840612

The above space for recorder's use only

THIS INDENTURE WITNESSETH, THAT THE GRANTOR, JOHN J. FURLONG and BARBARA J. FURLONG of the County of Cook and State of Illinois, for and in consideration of the sum of Ten Dollars (\$ 10.00), in hand paid, and of other good and valuable considerations, receipt of which is hereby duly acknowledged, Convey and Warrant unto BREMEN BANK AND TRUST COMPANY, an Illinois Corporation as Trustee under the provisions of a certain Trust Agreement, dated the 25th day of March 19 81, and known as Trust Number 81-1941, the following described real estate in the County of Cook and State of Illinois, to-wit:

Lot 21 in Longwood Gardens Unit No. 4 a Resubdivision of Lots 1 and 2 in Block 7 in Frederick H. Bartlett's Highway Acres, being a subdivision of the South half of the West half of the Northwest quarter and the West half of the South west quarter of Section 15, Township 37 North, Range 13, East of the Third Principal Meridian in Cook County, Illinois **

10.00 MAIL

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 and subdivide said real estate or any part thereof, to dedicate parks, streets, highways or alleys and to recede any subdivision or part thereof, and to sell, lease or otherwise dispose of said real estate 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 in trust all of the title, estate, power 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 said real estate, or any part thereof, from time to time, in possession or reversion, by lease to commence in present or in future, and upon any terms and for a 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 options to renew leases and options to purchase the whole or any part of the reversion and to contract respecting the manner of sale, 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 rights of any kind, to release, convey or assign any right, title or interest in or about or essential 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 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, 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 this trust has been complied with, or be obliged to inquire into the authority, necessity or expediency of any act of said Trustee, or be obliged 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 thereon 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 the 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 all amendments thereto; (c) that such conveyance or other instrument was executed by said Trustee, or any successor in trust, as 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.

This conveyance is made upon the express understanding and conditions that neither Bremen Bank And Trust Company, 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 done by or for its or their agents or attorneys nor do or omit to do in or about the said real estate or under the provisions of this deed or said Trust Agreement, any agreement 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. No contract, obligation or indebtedness incurred or entered into by the Trustee in connection with said real estate may be entered into by it in the exercise of its powers as Trustee under said Trust Agreement as their attorney-in-fact, hereby irrevocably appointed for such purposes, or, at the election of the Trustee, in its own name, as Trustee of an express trust, and not individually (and 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 of the same thereon. All persons and corporations whomsoever 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, dividends 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 earnings arising therefrom as aforesaid, the intention hereof being to vest in said Bremen Bank And Trust Company the entire legal and equitable title in fee simple and so all of the real estate above described.

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 the said grantor hereby expressly waives, releases, and conveys, and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for exemption of homesteads from sale on execution or otherwise.

In Witness Whereof, the grantor, S VE hereunto set their hands and seals this 25th day of March, 19 81.

John J. Furlong [SEAL] Barbara J. Furlong [SEAL]

STATE OF ILLINOIS)
County of COOK)
I, MICHAEL J. ROSS, a Notary Public in and for said County, in the State aforesaid, do hereby certify that JOHN FURLONG and BARBARA J. FURLONG, his wife

DOCUMENT PREPARED BY:
James T. LaSrey
208 S. Dearborn St.
Chicago, Illinois 60604

personally known to me to be the same person S whose name S 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, aforesaid, including the release and waiver of the right of homestead.
GIVEN under my hand and seal this 25th day of March, A. D. 1981
Michael J. Ross [SEAL]
Notary Public.
My commission expires June 1, 1982

GRANTEE: BREMEN BANK AND TRUST COMPANY 4640 W. 107th Street, Oak Lawn, IL 60453
17500 Oak Park Avenue For information only insert street address of
Tinley Park, Illinois 60477 above described property.

This space for affixing Meters and Revenue Stamps
Exempt under provisions of Paragraph e,
Section 4, Real Estate Transfer Tax Act
3/25/81
Date
Buyer, Seller or Representative

Document Number
25840612

MAIL TO:

END OF RECORDED DOCUMENT