

UNOFFICIAL COPY

DEED IN TRUST

(QUIT-CLAIM)

25 037 511

24844142

(The Above Space For Record Use Only)

THIS INDENTURE WITNESSETH, that the Grantor

Hope A. Pingitore, a widow and not remarried

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 unto First State Bank & Trust Company of Franklin Park, an Illinois banking

corporation of Franklin Park, 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 4th day of August, 1978, and known as Trust Number

446

the following described real estate in the County of Cook and State of Illinois, to-wit:

The South 10 feet of Lot 36 in Block 10 in Fairview Heights, being a subdivision of that part of the East Half of the Southeast Fractional Quarter of Section 9, Township 40 North, Range 12, East of the Third Principal Meridian, which lies East of the Right-of-Way of the Wisconsin Central Railroad, in Cook County, Illinois.

SUBJECT TO: Covenants, conditions and restrictions of record and to General Real Estate Taxes for the year 1978 and subsequent years

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 with respect to the real estate or any part of it, and at any time or times to improve, manage, protect and subdivide said real estate, or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to redivide 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 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, powers and authorities vested in said Trustee, 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, or as to commence in the present or in the 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 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 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 otherwise 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 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, or any successor in trust, be obliged to see that the terms of the trust have been complied with, or be obliged to inquire into the actual or ostensible 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 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 Deed 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 therein, as in said Trust Agreement or in all amendments thereof, if any, and is binding upon all beneficiaries hereunder, (c) that said Trustee, or any successor in trust, 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 duly 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 the Grantor, neither individually or 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 real estate may be entered into by it in the name of the then beneficiaries under said Trust Agreement, or its 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 its payment and discharge thereof). 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, rents and proceeds arising from the sale or any other disposition of the trust property, 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 trust property as such, but only an interest in the earnings, rents and proceeds thereof as aforesaid, the intention hereof being to vest in the Trustee the entire legal and equitable title in fee simple, in and to all of the trust property above described.

If the title to any of the trust property is now or hereafter registered, the Registrar of Titles is hereby directed not to register or make 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 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 aforesaid has hereunto set her hand and seal this 27th day of December, 1978.

[Seal]

Hope A. Pingitore [Seal]

[Seal]

STATE OF Illinois
COUNTY OF DuPage

I, Evelyn D. Bradford, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Hope A. Pingitore, a widow not remarried

personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me on this day in person and acknowledged that she signed, sealed and delivered the said instrument as her 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 3rd day of July, 1979.

Commission expires August 11, 1982

Evelyn D. Bradford
NOTARY PUBLIC

25 037 511

24844142

AFFIX "RIDERS" OR REVENUE STAMPS HERE

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

22278
Date
Hope A. Pingitore
Seller, Single, or Non-Resident

25037511

UNOFFICIAL COPY

Property of Cook County Clerk's Office

STATE OF Illinois) ss.
COUNTY OF DuPage

Evelyn D. Bradford, a Notary Public in and for said County, in the State of Illinois, do hereby certify that Hope A. Pingitore, a widow and not remarried of the County of DuPage and State of Illinois is the same person whose name is subscribed to the foregoing instrument, appeared before me, personally, and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act and deed for the purposes therein set forth, including the release and waiver of the right of homestead.

Witness my hand and Notarial Seal this 2nd day of February, 19 79.

Commission Expires August 11, 19 82

Evelyn D. Bradford
Evelyn D. Bradford, NOTARY PUBLIC

MAIL TO: First State Bank & Trust Company
of Franklin Park
10101 W. Grand Avenue
Franklin Park, Ill. 60131

(City, State and Zip)

DOCUMENT PREPARED BY:
Hope A. Pingitore
10101 W. Grand Ave.
SEND SUBSCRIPTION TO: Franklin Park, Ill. 60131

(Name)
(Address)

ADDRESS OF PROPERTY:
The South 10 feet of Lot 36

OR RECORDER'S OFFICE BOX NO. _____

FORM SBF 217 (Rev. 3/76)

THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES ONLY AND IS NOT A PART OF THIS DEED.

DOCUMENT NUMBER
25087811

UNOFFICIAL COPY

1979 JUL 6 AM 10 21

May 1979

RECEIVED
CLERK'S OFFICE

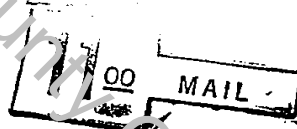
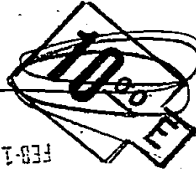
JUL-6 10 6 17 077 • 25037511 • A -- Rec 11.12

25037511

1000

FEB-15 12 21 00 02 ZN04413E

FEB 13 PM 1 31



25037511

RETURN TO: First State Bank & Trust Company
of Franklin Park
10101 West Grand Avenue
Franklin Park, Illinois 60131

TRUST NO. _____

DEED IN TRUST
(QUIT CLAIM DEED)

TO

First State Bank & Trust Company
of Franklin Park
Franklin Park, Illinois

TRUSTEE

FORM SBF 217 (Rev. 3/76)

END OF RECORDED DOCUMENT