

# UNOFFICIAL COPY

WARRANTY DEED IN TRUST

The above ~~25038088~~ use only

THIS INDENTURE WITNESSETH, That the Grantor **BRIAN A. FORGUE**, a bachelor,  
of the County of **Cook** and State of **Illinois** for and in consideration  
of **TEN & NO/100** ----- (\$10.00) ----- Dollars, and other good  
and valuable consideration in hand paid, Convey and ~~transmit~~ unto **MAYWOOD-PROVISO  
STATE BANK** a corporation of Illinois, as Trustee under the provisions of a trust agreement dated  
the **31st** day of **October** 19 **77**, known as Trust Number **4514**  
the following described real estate in the County of **Cook** and State of **Illinois**, to-wit:

The North **50** feet of Lot 7 in Block 1 in William B. Walrath's Sub-  
division or part of the West 17 chains and 2 links of Section 10,  
Township 39 North, Range 12 East of the Third Principal Meridian, in  
Cook County, Illinois.

This instrument was prepared by **ELMORE BOEGER**, 552 North Mannheim Road,  
Hillside, Illinois 60162.

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, on any terms, to convey either with or without considera-  
tion, 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 authorities 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 rever-  
sion, by leases to commence in present or futuro, 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 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 easement 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 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 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 any instrument 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 terms, conditions and limita-  
tions contained in this indenture and in said trust agreement or in some amendment thereof and binding upon all beneficiaries there-  
under, (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 his,  
his or their predecessor in trust.

The interest of each and every beneficiary hereunder and of all persons claiming under them or 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 limitation"  
words of similar import, in accordance with the statute in such case made and provided.

And the said grantor hereby expressly waive, and release, 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 his hand and seal  
this **29th** day of **JUNE** 19 **79**

**Brian A. Forgue** (Seal) \_\_\_\_\_ (Seal)  
**BRIAN A. FORGUE** (Seal) \_\_\_\_\_ (Seal)

State of **ILLINOIS** } SS. I, the undersigned, a Notary Public in and for said County, in  
County of **COOK** } the state aforesaid, do hereby certify that **BRIAN A. FORGUE**,  
a bachelor,



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 he signed, sealed and delivered the said instrument as  
his 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 **June** 19 **79**

**Elmore Boeger**  
Notary Public

GRANTEE'S ADDRESS  
**MAYWOOD-PROVISO STATE BANK**  
411 Madison Street, Maywood, Illinois  
Cook County Recorder Box 3

315 S. 22nd Ave., Bellwood, Ill.

For information only insert street address  
of above described property.

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This space for affixing Riders and Revenue Stamps

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

**Elmore Boeger**  
Seller or Representative  
Date **6/29/79**

Document Number

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Property of Cook County Clerk's Office

COOK COUNTY, ILLINOIS  
FILED FOR RECORD

JUL 6 '79 12 15 PM

*William R. Wilson*  
RECORDS & DEEDS

\*25038086

END OF RECORDED DOCUMENT