

UNOFFICIAL COPY

1979 AUG 23 11 00 25

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor, _____
 Diane W. Fritsche
 of the County of Cook and State of Illinois, for and in consideration
 of the sum of Ten and 00/100 Dollars (\$ 10.00),
 in hand paid, and of other good and valuable considerations, receipt of which is hereby duly acknowledged, Convey
 and Warrant unto WHEELING TRUST AND SAVINGS BANK, 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 27th day of
 August 1979, and known as Trust Number 79-391, the following described real estate in the
 County of Cook and State of Illinois, to-wit:

Attached hereto

PARCEL 1:
 UNIT 26-C, AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED
 PARCEL OF REAL ESTATE: LOTS 22 TO 31 INCLUSIVE IN CEDAR RUN
 SUBDIVISION, BEING A SUBDIVISION OF THE NORTHEAST 1/4 OF SECTION
 04, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL
 MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF,
 RECORDED OCTOBER 1, 1971, AS DOCUMENT NUMBER 21,660,896, IN THE
 OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, WHICH
 SURVEY IS ATTACHED AS EXHIBIT "D" TO DECLARATION OF CONDOMINIUM
 OWNERSHIP MADE BY TEKTON CORPORATION A CORPORATION OF DELAWARE AND
 RECORDED AS DOCUMENT NUMBER 22,160,213, TOGETHER WITH AN UNDIVIDED
 2.4290 PER CENT INTEREST IN SAID PARCEL (EXCEPTING FROM SAID
 PARCEL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS
 DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY).

PARCEL 2:
 EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET
 FORTH IN DECLARATION OF EASEMENTS DATED NOVEMBER 3, 1972, AND
 RECORDED NOVEMBER 3, 1972, AS DOCUMENT NUMBER 22,109,221, FOR
 INGRESS AND EGRESS OVER LOTS 116 TO 119, BOTH INCLUSIVE. 121 to 133
 BOTH INCLUSIVE IN CEDAR RUN SUBDIVISION AFORESAID, ALL IN COOK
 COUNTY, ILLINOIS.

25119920

Cook County Clerk's Office

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Property of Cook

7/7/79

77-6783

This space for affixing Titles and Revenue Stamps

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Document Number 25119920

SUBJECT TO

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 vacate 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 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 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 leases to commence in present or in 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 195 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 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 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 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 Registrar 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 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 Agreement or in all amendments thereof, if any, and binding upon all beneficiaries thereunder, (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 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 Wheeling Trust and Savings Bank, individually or a 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 or omitted by it or its agents or attorneys 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 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 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 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, avails 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 the earnings, avails and proceeds thereof as aforesaid, the intention hereof being to vest in said Wheeling Trust and Savings Bank the entire legal and equitable title in fee simple, in and to all of the real estate above described.

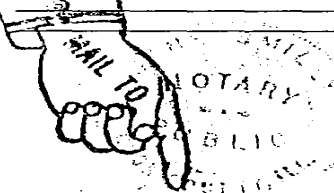
If the title to any of the above real estate is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in the certificate of title or duplicate thereof, or memorial, the words "in trust," or "upon condition," or "with limitations," or words of similar import,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

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, aforsaid has hereunto set her hand and seal this 27th day of August 19 79.
X Diane W. Fritsche [SEAL] [SEAL]

State of Illinois ss. I, Jane Smiely a Notary Public in and for said County, in County of Cook the state aforesaid, do hereby certify that Diane W. Fritsche

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 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 27th day of August 19 79
Jane Smiely
Notary Public



Return to: Robert F. Moore
WHEELING TRUST AND SAVINGS BANK
Wheeling, Ill. 60090

For information only insert street address of above described property.

END OF RECORDED DOCUMENT