

UNOFFICIAL COPY

WARRANTY DEED IN TRUST 1979 AUG 30 PM 12 44

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10.00

THIS INDENTURE WITNESSETH That the Grantor, S ROBERT C. KAVANAUGH and DIANA K. KAVANAUGH, 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 LA GRANGE STATE 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 21st day of August 1979, and known as Trust Number 5542, the following described real estate in the County of Cook and State of Illinois, to-wit:

Lot 108 in J. E. Merrion's Country Club Hills, a Subdivision of the West 1/2 of the Southwest 1/4 (except the North 660 feet of the South 2319.73 feet of the West 330 feet thereof) of Section 34, Township 36 North, Range 13 East of the Third Principal Meridian according to the plat thereof recorded April 16, 1956 as Document No. 16550509 in Cook County, Illinois

Grantee's Address: 14 S. La Grange Rd., La Grange, Illinois 60525

SUBJECT TO

TO HAVE AND TO HOLD the said real estate with the appurtenances, upon the trusts, and for the use and purposes set forth in the Trust Agreement, to the said Trustee, to improve, manage, protect and subdivide said real estate, to lay out 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, 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, 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, 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 lease for a term or terms in years, or in fee, and upon any terms and for any period or periods of time, not exceeding in the case of any single lease the term of 99 years, and to renew or extend any lease upon any terms and for any period or periods of time, to amend, change or modify any lease, to contract to make leases and to grant options to lease and options to renew leases and options to purchase, in 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 the 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 or 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 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 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 LA GRANGE STATE BANK, individually as Trustee, nor its successor or successors in trust shall incur any personal liability or be subjected to any claim, judgment or damages for anything that 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 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 in its capacity as Trustee, 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 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, he 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 or such, but only interest in the earnings, avails and proceeds thereof as aforesaid, the intention hereof being to vest in said LA GRANGE STATE 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 any notice in the certificate of title or duplicate thereof, or memorial, the words "in trust," or "upon conditions," 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 registered lands is in accordance with the true intent and meaning of the trust.

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 S aforesaid have hereunto set their hand S and seal this 21st day of August 1979.

Robert C. Kavanaugh (SEAL) Diana K. Kavanaugh (SEAL)

Robert C. Kavanaugh (SEAL) Diana K. Kavanaugh (SEAL)

State of Illinois)
County of Cook) ss. I, the undersigned a Notary Public in and for said County, in the state aforesaid, do hereby certify that Robert C. Kavanaugh and Diana K. Kavanaugh, 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 21st day of August 1979

Lila S. McPeak
Notary Public

La Grange State Bank
MAIL TO: 14 SOUTH LA GRANGE ROAD
LA GRANGE, ILLINOIS 60525

18010 S. Michael, Country Club Hills, Ill.

For information, this instrument in respect of above described property, was prepared by LA GRANGE STATE BANK TRUST DEPARTMENT 14 S. LA GRANGE ROAD LA GRANGE, IL. 60525

END OF RECORDED DOCUMENT

Property of Cook County

10.00

Exempt under provisions of Paragraph B, Section 4, Real Estate Taxes and Revenue Stamp

La Grange State Bank
date: 8/31/79 by: Lila S. McPeak

Document Number
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