

WARRANTY DEED IN TRUST

25166778

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantors Michael Gilmartin and Patricia A. Gilmartin, His Wife,

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 MOUNT GREENWOOD 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 25th day of September, 1979, and known as Trust Number 5-0291, the following described real estate in the County of Cook and State of Illinois, to-wit:

Lot 500 and Lot 501 in Frank DeLugach's Beverly Hillcrest Subdivision in the East half of the South West quarter of Section 12, Township 37 North, Range 13 East of the Third Principal Meridian according to the plat thereof recorded May 27, 1927 as document 9667375 in Cook County, Illinois.

PROHIBITED BY COOK COUNTY OFFICE

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 defend the said real estate in 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 dedicate parks, 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 1987 years, and to renew or extend leases upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of the lease at any time or times hereafter, to contract to make leases and to grant options to lease and options to renew leases, and 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 purchase 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 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 any other way 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 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 thereto, 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, 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 the Trust or its predecessor in trust.

This conveyance is made upon the express understanding and condition that neither Mount Greenwood Bank, 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 said Trust Agreement or any amendment thereto, or for any 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 beneficiary under said Trust Agreement as their attorney-in-fact, hereby irrevocably appointed for such purpose, 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 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.

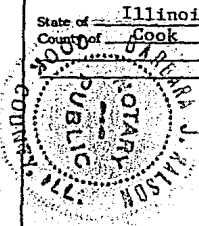
The interest of each and every beneficiary hereunder and under said Trust Agreement and of all persons claiming under them or any of them shall be only in the earnings, dividends and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal 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, dividends and proceeds thereof as aforesaid, the intention hereof being to vest in said Mount Greenwood Bank the entire legal and equitable title in fee simple, in and to all of the real estate above described.

If 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 in such case made, 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 said Agreement, as aforesaid, and the said grantors 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 grantors aforesaid have hereunto set their hand and seal, this 25th day of September, 1979. Michael Gilmartin Patricia A. Gilmartin

State of Illinois ss. Barbara J. Ralson, a Notary Public in and for said County, Cook in the state aforesaid, do hereby certify that Michael Gilmartin and Patricia A. Gilmartin, His Wife,

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 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 25th day of September, 1979. Barbara J. Ralson Notary Public



Mount Greenwood Bank 2840 West 102nd Street, Evergreen Park, Ill. 3052 WEST 111TH STREET CHICAGO, ILLINOIS 60655 445-4500 For information only insert street address of above described property. This instrument prepared by Barbara J. Ralson-Mount Greenwood Bank 3052 West 111th Street Chicago, Illinois 60655

Exempt under provisions of paragraph 4, Section 4, Real Estate Transfer Tax Act. 9-26-79 Barbara J. Ralson

This space for affixing Riders and Revenue Stamps

Document Number

25166778



UNOFFICIAL COPY

Alvin R. Allen

RECORDS OF DEEDS
COOK COUNTY, ILLINOIS

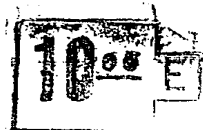
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Property of Cook County Clerk's Office

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