

UNOFFICIAL COPY

WARRANTY DEED IN TRUST

25178438

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor Charles J. McNellis and Julie McNellis, 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 2nd day of October 19 79, and known as Trust Number 5-0295, the following described real estate in the County of Cook and State of Illinois, to-wit:

Lot in Block 21 in O. Rueter and Company's Morgan Park Manor a Subdivision in the North West 1/4 of Section 13 Township 37 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.

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 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 to 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 a 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 198 years, and to renew or extend leases upon any terms and for any period or periods of time and to amend, change, modify, lease 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 purchase the whole or any part thereof, or any part thereof, for other than the term of the lease or option, to partition, 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 part, 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 as 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, or any 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 (e) 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, (f) that such conveyance, lease or other instrument was duly executed, and (g) that such successor or successors in trust have been properly appointed and are fully vested with all the title, estate, rights, powers, authorities and obligations of it, his or their 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 this deed or said Trust Agreement or any amendment thereto, or for injury to person or property happening in or about said real estate, 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 of 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, on 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 the payment and discharge thereof). All persons and corporations whatsoever and whatever 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 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, rents and proceeds thereof and 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 said 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 registered lands 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 aforesaid have hereunto set their hand and seal of this 2nd day of October 19 79

Charles J. McNellis [SEAL] Julie McNellis [SEAL]
Charles J. McNellis [SEAL] Julie McNellis [SEAL]



I, Barbara J. Ralson, a Notary Public in and for said County, in the state aforesaid, do hereby certify that Charles J. McNellis and Julie McNellis, His Wife, personally known to me to be the same person 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 2nd day of October 19 79.

Barbara J. Ralson
Notary Public

Mount Greenwood Bank
10532 S. Talman, Chicago, Illinois

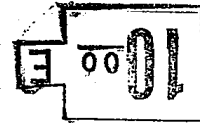
3052 WEST 111TH STREET CHICAGO, ILLINOIS 60655 445-4500
98138-S-H Co.
This instrument prepared by Barbara J. Ralson-Mount Greenwood Bank
3052 West 111th Street
Chicago, Illinois 60655

This space for affixing Riders and Revenue Stamp
 Exempt under provisions of paragraph 4, Section 4, Real Estate Transfer Tax Act.
 Exempt under provisions of paragraph 2, Section 200.1-2(b) of the Chicago Transaction Tax Ordinance.
 10-2-79 Barbara J. Ralson
 10-2-79 Barbara J. Ralson

Document Number

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