

WARRANTY DEED IN TRUST

25179689
1979 OCT 25 8 42 93 AM 'A' REC

10.00

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor, S JAMES W. BREWER and ANN MOY BREWER, 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 26th day of September 1979, and known as Trust Number 5596, the following described real estate in the County of Cook and State of Illinois, to-wit:

Unit Number 'A' in Building 48, as delineated on survey of Ivy Glen Palatine Condominium of part of the Northwest 1/4 of Section 1, Township 42 North, Range 10 East of the Third Principal Meridian, (hereinafter referred to as parcel), which survey is attached as exhibit 'A' to Declaration of Condominium made by Building Systems Housing Corporation, a Corporation of Ohio, recorded in the Office of the Recorder of Deeds of Cook County, Illinois, on December 21, 1972 as Document Number 22165443, as amended from time to time; together with an undivided percentage interest in said parcel (excepting from said parcel all the property and space comprising all the unit thereof as defined and set forth in said Declaration and Survey), in Cook County, Illinois.

SUBJECT TO

Grantee's Address: 1 S. La Grange Rd., La Grange, Illinois 60525

TO HAVE AND TO HOLD the said real estate with its 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 as often as desired, to contract to sell, to grant options to purchase, to sell or to succeed 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, to time, in possession or reversion, by lease to commence in present or in future, and upon any terms and for any period or periods of time, not exceeding in any one lease the term of 198 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 options to lease and options to renew leases and options to purchase, to sell or to succeed in trust, 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 execute 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 of 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 lawfully advanced on said real estate, or be obliged to see that the terms and conditions of any mortgage, deed, lease, or other instrument executed by said Trustee, or any successor in trust, 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, 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, (d) that at the time of the delivery thereof the trust created by this Indenture and in this Indenture and in said Trust Agreement or in all amendments thereof, is intended to be a trust, and (e) that said Trustee or any successor in trust, was duly authorized and empowered to execute and deliver every such deed, lease, mortgage or other instrument and (f) that 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 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 or in relation to 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, 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 shall be fully and completely satisfied and discharged by the Trustee, who 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 whatsoever shall be charged with notice and this condition from the date of the filing for record of this Deed.

The interests 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, profits 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, profits 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 herein 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 "with limitations," or words of similar import, or words of similar import, or words of similar import, or words of similar import, and said Trustee shall not be required to produce the said agreement or a copy thereof, or any extracts therefrom, in any certificate 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 S aforesaid, have hereunto set their hands and seal this 26th day of September 1979.

James W. Brewer (SEAL) Ann Moy Brewer (SEAL)
JAMES W. BREWER ANN MOY BREWER

State of Illinois } I, the undersigned, a Notary Public in and for said County,
County of Cook } ss. in the state aforesaid, do hereby certify that James W. Brewer and Ann Moy Brewer, 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 26th day of September 1979

Andra A. ...
Notary Public

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

For information only insert street address of above described property.
500-12-1M FLEETWOOD PRESS

END OF RECORDED DOCUMENT

25179689

Exempt under provisions of paragraph E, Section 4, Real Estate Transfer Act of 1975. This space for Illinois, Rules and Revenue Stamps

25179689
Document Number

1000

MAIL TO: 14 SOUTH LA GRANGE ROAD
LA GRANGE, ILLINOIS 60525