

This instrument prepared by Eleanor E. Ivans 1400 Renaissance Drive Park Ridge, Illinois 60068 WARRANTY DEED IN TRUST 1980 JAN 11 PM 3 32

25317571

Form TR-2 4/67

The above space for recorder's use only

THIS INSTRUMENT WITNESSETH, That the Grantor Eleanor E. Ivans, divorced and not since remarried of 1400 Renaissance Drive, Park Ridge of the County of Cook and State of Illinois for and in consideration of Ten and no/100 --- (\$10.00) --- Dollars, and other good and valuable considerations in hand paid, Convey and warrant unto the MOUNT PROSPECT STATE BANK, a corporation of Illinois, as Trustee under the provisions of a trust agreement dated the 23rd day of April 1979, known as Trust Number 902 the following described real estate in the County of Cook and State of Illinois, to-wit:

Lot 22 in Tree Farm Estates, being a subdivision of part of the South Half of the North East quarter of Section 25, Township 42 North, Range 11, East of the Third Principal Meridian, according to the Plat thereof recorded as Document No. 24113330 (and registered in the office of the Registrar of Titles of Cook County, Illinois as Document No. 2968157); in Cook County, Illinois.

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the uses and purposes herein and in and trust agreement set forth.

Full power and authority is hereby granted to said trustee to improve, insure, protect and subdivide said premises or any part thereof in discrete parts, direct, authorize or permit and to execute any subdivision map thereof, and to redivide said property 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 and take title of 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, power and authority vested in said trustee, to donate, to dedicate, to mortgage, to pledge, or otherwise encumber or said property or any part thereof, to lease said property or any part thereof, from time to time, in possession or reversion, by lease to continue in force and effect, and upon any terms and for any period or periods of time, and to amend, change or modify any lease and thereafter to execute and deliver to any lessee or lessees, in or out of possession, a contract respecting the manner of payment of the amount of rent or other moneys to be paid for the use and occupation of said property, or any part thereof, for other real or personal property, to grant easements or other rights in or about or adjacent to said property, to release, convey or assign any right, title or interest in or about or adjacent to said property, and for such other considerations as it should deem proper, to do any and every act that any person owning the same to deal with the same, whether singular or different from the acts aforesaid, or which may hereafter be deemed proper.

In no case shall any party claiming a lien in relation to said premises, or to whom such premises or any part thereof shall be conveyed, transferred, in any way, by said trustee, be obliged to see to the application of any purchase money, but he or she, whether or not a purchaser, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of said trustee, or be obliged or privileged to inquire into any of the terms of said trust, or to execute, deliver, certify, or record any deed, mortgage, lease, or other instrument executed by said trustee in relation to said premises, but he or she may have a vote or opinion relying upon or claiming under any such conveyance, lease or other instrument, and that the trust agreement shall be binding upon all persons claiming under any such instrument, and that said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, or other instrument, and that the same is made a part of the title, estate, rights, powers, duties and obligations of his, her or their office, and he or she shall be bound with all the title, estate, rights, powers, duties and obligations of his, her or their office.

The interest of each and every co-owner hereunder and of all persons claiming under them or any of them shall be only an estate in fee simple and proceeds arising from the sale of other disposition of said real estate, and such interest is hereby declared to be exempt from all creditors' claims and shall have any title or interest, legal or equitable, in or to said real estate as such, but only an estate in fee simple and proceeds arising from the sale of other disposition of said real estate as such.

If there is any defect in the above facts as true 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 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.

I, Walter J. Warrick, the undersigned, do hereby certify that Eleanor E. Ivans, divorced and not since remarried on the 11th day of December, 1979.

(Seal) [Signature of Eleanor E. Ivans] (Seal) Eleanor E. Ivans (Seal)

State of Illinois, Cynthia B. Grawin, Notary Public in and for said County, in Cook County, do hereby certify that Eleanor E. Ivans, divorced and not since remarried.

personally known to me to be the same person, whose name she 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 official seal this 11th day of December, 1979.

[Signature of Cynthia B. Grawin] Cynthia B. Grawin Notary Public

MOUNT PROSPECT STATE BANK 111 East Busse Mount Prospect, Illinois 60056

For information only insert street address of above described property.

25317571 DEED RECORDS SECTION 4

State of Illinois and Revenue Department



25317571

Document Number

25317571