

WARRANTY DEED IN TRUST

25382107

1980 MAR 5 PM 1:35

The above space for recorder's use only

10.15

THIS INDENTURE WITNESSETH, That the Grantors HUGH E. CLOSE and JUBANNE A. CLOSE, his wife

of the County of Cook and State of Illinois for and in consideration of --Ten and 00/100 (\$10.00) Dollars, and other good and valuable considerations in hand paid, Convey and Warranty unto the MATTESON-RICHTON BANK, a corporation of Illinois, whose address is Route 30 at Kostner Ave., Matteson, Illinois as Trustee under the provisions of a trust agreement dated the 27th day of February 19 80, known as Trust Number 74-462 the following described real estate in the County of Cook and State of Illinois, to-wit:

10.141 in Tee Brook Villa Unit No. 2, Being a Subdivision of part of the East 1/2 of the Northwest 1/4 of Section 14, Township 36 North, Range 12 East of the Third Principal Meridian, 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 said trust agreement set forth Full power and authority is hereby granted, and trustee to improve, manage, protect and subdivide said premises or any part thereof, to contract to sell, to grant options to purchase, to sell on any terms, to convey, with or without consideration, to convey said premises or any part thereof to a successor or successors in trust and to grant to such successor or successors all of the title, estate, powers and authorities vested in said trustee, to donate, to dedicate, to mortgage, pledge or otherwise encumber said property, or any part thereof, to lease said property, or any part thereof, from time to time, in possession or demise the term of 198 years, and to renew or extend lease upon any terms and for any period or periods of time, not exceeding in the case of any single lease or option to lease or 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 partition or 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 partition or to exchange said property, 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 encumbrance appurtenant to the premises or any part thereof, and to deal with said property 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 in relation to the premises, or to whom said premises or any part thereof shall be conveyed, conveyed or advanced on trust to be sold, leased or mortgaged by said trustee, be obliged to look to the application of any purchase money, rent, or money borrowed or advanced on said premises, 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 agreement, and in every deed, trust deed, mortgage, lease or other instrument executed by said trustee in relation to said real estate shall be conclusively presumed in favor of every person 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 some amendment thereof and binding upon all beneficiaries of the trust; (c) that said trustee 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.

The interest of each and every beneficiary hereunder and of all persons claiming to be or any of them shall be only in the earnings, avails 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 a right in the earnings, avails and proceeds thereof as aforesaid.

If the title to any of the above lands is now or hereafter registered in the Register of Title in any jurisdiction, it is 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 grantors S hereby expressly waive and release any and all right or claim 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 S and seal S this 27th day of February 19 80

Hugh E. Close (Seal), Jeannette A. Close (Seal)

This instrument recorded and returned to the MATTESON-RICHTON BANK, 2555 West Lincoln Highway, Olympia Fields, Illinois 60451

I, the undersigned, Notary Public in and for said County, in the state aforesaid, do hereby certify that HUGH E. CLOSE and JEANNE A. CLOSE, 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 27th day of February 19 80 William B. Bianchi Notary Public

SECTION 4, OF THE REAL ESTATE TRANSFER TAX ACT, DATE 2/27/80 BUYER, SELLER OR REPRESENTATIVE William B. Bianchi

25382107, Document Number 25382107

After recording return to: MATTESON-RICHTON BANK, MATTESON, ILLINOIS 60443

15443 Teebrook Drive, Orland Park, Illinois 60462

