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THIS DOCUMENT PREPARED BY
Ciela G. Stern
Attorney at Law
WARRANTY DEED IN TRUST

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1982 JAN 12 11 42 AM '82

RECORDED

The above space for recorder's use only

THIS INDENTURE WITNESSETH, THOMAS C. STERN, JOSEPH C. MUFF and DORIS M. MUFF, his wife

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of the County of DuPage and State of Illinois for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00), in hand paid, and of other good and valuable considerations, receipt of which is hereby duly acknowledged, Convey and Warranty unto HAWTHORNE BANK OF WHEATON, 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 10th day of November, 1982 and known as Trust Number 82-219, the following described real estate in the County of Cook and State of Illinois, to wit:

Lot 1 in Block 3 in Nils F. Olson's Subdivision of all that Part of the Northwest Quarter of the Southwest Quarter of Section 36, Township 40 North, Range 13, East of the Third Principal Meridian in Cook County, Illinois

Receipt under Real Property Tax Act Sec. 4
Par. 5 & Cook County Ord. 65141 Par. 5
Date January 11/83 Sign. [Signature]

SUBJECT TO mortgage payable to Joseph C. Muff and Doris M. Muff, his wife.

TO HAVE AND TO HOLD the said real estate with the appurtenances, unto the Trustee 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, maintain, protect and subdivide said real estate or any part thereof, to dedicate parks, streets, highways or alleys and to create any subdivision or part thereof, and to reconvey 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 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 portion of, from time to time, in possession or reversion, by leases to commence in present or in future, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 99 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 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 renew or extend and options 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, to change 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 right, title or interest in or about or easement appurtenant to said real estate or any part thereof, and to deal with said real estate 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, or any successor in trust, in relation to said real estate, or any part thereof, be conclusively bound by any deed, mortgage, lease or other instrument executed by said Trustee, or any successor in trust, in relation to 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 obligated 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 terms, conditions and limitations contained in this Indenture and in said Trust Agreement or in 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 the 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 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 possession of the Trustee are applicable for the payment and discharge thereof. All persons and corporations who shall be or be in any way 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, avails 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, avails and proceeds thereon as aforesaid, the intention hereof being to vest in The said Hawthorne Bank of Wheaton the entire legal and equitable title in fee simple, in and to all of the real estate above described.

If the title to any of the above recited premises hereafter registered, the Registrar of Titles is hereby directed not to register or note in the certificate of title or duplicate thereon, or on any instrument, "exceptions," "limitations," or words of similar import, in accordance with the statute in such case made and provided, and said Registrar shall not be required to produce the original instrument or a copy thereof, or any extracts therefrom, as evidence that any transfer, charge or other dealing involving registered lands is in accordance with the true intent and meaning of the trust.

And the said grantor(s) hereby expressly waive(s) all claims, rights or benefit under and by virtue of any and all statutes of the State of Illinois, which may hereafter be enacted or amended, relating to the execution of a testamentary instrument.

Therefore, the grantor(s) John B. Stern, Joseph C. Muff and Doris M. Muff hereunto set their hands and seal this 10th day of November, 1982

[SEAL] [Signature] [SEAL]
[SEAL] [Signature] [SEAL]

John B. Stern, Attorney at Law, State of Illinois ss. I, Joseph C. Muff and Doris M. Muff, being duly sworn in and for said County, in the County of DuPage the state aforesaid, do hereby certify that JOSEPH C. MUFF and DORIS M. MUFF

personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this 10th day of November, 1982, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the purposes and purposes therein set forth, including the execution of the same, and that they were sane and of legal age at the time of the execution of the same. Given under my hand and seal this 10th day of November, 1982.



HAWTHORNE BANK OF WHEATON
1800 N. MAIN ST. • WHEATON, IL 62157
CHICAGO BRANCH

Chicago Illinois
For information only insert street address of above described property.
Form 82-145 BankForm, Inc.

END OF RECORDED DOCUMENT