

# UNOFFICIAL COPY

DEED IN TRUST

26 476 277

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor Gary Johnson, a married man

of the County of Cook and State of Illinois for and in consideration of Ten and 00/100 Dollars, and other good and valuable considerations in hand paid, Convey and Quit Claim unto the DOWNERS GROVE NATIONAL BANK, a national banking association, as Trustee under the provisions of a trust agreement dated the 16th day of November 19 82, known as Trust Number 82-115 the following described real estate in the County of Cook and State of Illinois, to-wit:

Lot 57 and 58 in John H. Curtis Subdivision of Blocks 2 and 7 in Parkerson Subdivision of the East half of Section 6, Township 38 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

SUBJECT TO: Covenants, conditions and restrictions of record and to General Real Estate Taxes for the year 1982 and subsequent years. Premises in question are commercial in nature and no homestead rights accrue to grantor or his spouse who have never resided upon the premises.

TO HAVE AND TO HOLD the said premises with all 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 premises or any part thereof, to dedicate parks, streets, highways or alleys and to use any subdivision or part 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 said premises 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 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 reversion, by leases to commence in present or future, and upon any terms and for any period or periods of time, not exceeding in the case of any single lease 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 leases 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 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 appurtenant to said 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 said premises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on said premises, or be obliged to see that the trust has 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 every deed, trust deed, mortgage, lease or other instrument executed by said trustee in relation to said real estate shall be conclusive evidence 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 trust conditions and limitations contained in this indenture and in said trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder, (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 the trust, his or their predecessor in trust.

The interest of each and every beneficiary hereunder 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 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, but only an interest in the earnings, avails and proceeds thereof as aforesaid.

If the title to any of the above lands 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 limitation" or words of similar import, in accordance with the statute in such case made and provided.

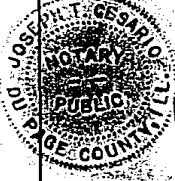
And the said grantor hereby expressly waives and releases any and all right or benefit under said trust agreement in virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

In Witness Whereof, the grantor aforesaid he hereunto set his hand and seal this 1st day of December 19 82

(Seal) Gary W. Johnson (Seal)

This document was prepared by: Lauren Fishel, Main & Curtiss Sts., Downers Grove, IL 60515

State of Illinois SS. I, the undersigned a Notary Public in and for said County, in County of DuPage the state aforesaid, do hereby certify that Gary W. Johnson, a married man.



10.00

personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his 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 31st day of December 1982

Notary Public Signature Date 9/16/83

Downers Grove National Bank Main & Curtiss Downers Grove, Illinois 60515

6603 W. Pershing, Stickney For information only insert street address of above described property.

Section 4. Payment under provisions of Paragraph 1.

This space for affixing Riders and Revenue Stamps. Estate Transfer Tax Act. Buyer, Seller or Representative. Date

Document Number

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COOK COUNTY, ILLINOIS  
FILED FOR RECORD

1983 JAN 20 AM 11:34

*Sidney H. Olson*

RECORDER OF DEEDS

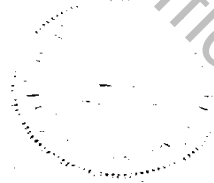
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Property of Cook County Clerk's Office

**BOX 533**

*mail to*

DOWNERS GROVE NATIONAL BANK  
MAIN & CURTISS STS.  
DOWNERS GROVE, ILLINOIS 60515



**END OF RECORDED DOCUMENT**