

UNOFFICIAL COPY

69-23-342-L

This Indenture Witnesseth, That the Grantors James H. Poore &
Verle D. Poore, his wife

COOK
CO. NO. 016

2 6 4 8 3

of the County of Cook and State of Illinois for and in consideration
of TEN (10) and no/100 Dollars, and other good and valuable considerations in hand paid, Convey
and Warrant unto the FIRST NATIONAL BANK OF EVERGREEN PARK, a national bank
association existing under and by virtue of the laws of the United States of America, its successor or successors as Trustee
under the provisions of a trust agreement dated the 25 day of July 19 83, known as
Trust Number 7406 the following described real estate in the County of Cook and

of Illinois, to-wit: See legal description attached, subject to: (a) General real estate taxes for 1983 and subsequent years; (b) Special Assessments confirmed after this contract date; (c) Building, building line and use or occupancy restrictions, conditions and covenants of record; (d) Zoning laws and Ordinances; (e) Basements for public utilities; (f) Drainage ditches, feeders, laterals and drain tile, pipe or other conduit; (g) If the property is other than detached, single-family homes, party walls, party wall rights and agreements; covenants, conditions and restrictions of record; terms, provisions, covenants, and conditions of the declaration of condominium, if any, and all amendments thereto; any easements established by or implied from the said declaration of condominium or amendments thereto, if any; limitations and conditions imposed by the Illinois Condominium Property Act, if applicable; installments of assessments due after the date of closing and easements established pursuant to the declaration of condominium.

Grantee's Address: 3101 West 95th Street, Evergreen Park, Illinois 60642

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 to said trustee to improve, manage, protect and subdivide said premises or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to resubdivide 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 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 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 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 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 easement 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 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 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 trusts, 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 its, 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 as such, 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 "limitations," or words of similar import, in accordance with the statute in such case made and provided.

And the said grantor S hereby expressly waive and release 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 here unto set their hand—and seal S this 14 day of September 19 83.

(SEAL) James H. Poore (SEAL)
JAMES H. POORE

(SEAL) Verle D. Poore (SEAL)
VERLE D. POORE

This instrument was prepared by:

CANCELLED
SEP 23 1983
4700
RECEIVED
SEP 23 1983
4700

CANCELLED
SEP 23 1983
4700
110

26 792 165

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STATE OF Cook
COUNTY OF Illinois } ss. I, Louise M. Joslyn

a Notary Public in and for said County, in the State aforesaid, do hereby certify
that James H. Poore & Verle D. Poore, his wife

personally known to me to be the same personS whose name S
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 seal this

14th day of September A. D. 19 83

Louise M. Joslyn

Notary Public

My commission expires 12/24/83

Louise M. Joslyn

RECORD OF DEEDS

26792165

COOK COUNTY, ILLINOIS
FILED FOR RECORD

1983 SEP 23 PM 2:29

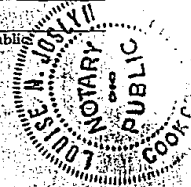
Ferd in Trust
WARRANTY DEED

Attorney

TO
THE FIRST NATIONAL BANK OF
EVERGREEN PARK
3101 WEST 95TH STREET
EVERGREEN PARK, ILL.
TRUSTEE

Box 223

26792165



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LEGAL DESCRIPTION

PARCEL 1:
LOT 4-51-6 IN "ACACIA UNIT FOUR" BEING A SUBDIVISION OF
PART OF THE NORTH WEST 1/4 OF SECTION 20, TOWNSHIP 38
NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN,
RECORDED MARCH 20, 1974 AS DOCUMENT NUMBER 22,659,755,
IN COOK COUNTY, ILLINOIS.

and

PARCEL 2:
EASEMENT APPURTENANT TO AND FROM THE BENEFIT OF PARCEL 1
AS SHOWN ON THE PLAT OF ACACIA UNIT 4 AFORESAID RECORDED
MARCH 20, 1974 AS DOCUMENT 22,659,755 AS COMMON PROPERTY,
BEING ALSO KNOWN AS OUTLOTS 6, 7 AND 8 AND THE DECLARATION
OF COVENANTS RECORDED AS DOCUMENT 21,500,656 AS AMENDED
FROM TIME TO TIME, FOR INGRESS AND EGRESS.

26 792 165

END OF RECORDED DOCUMENT