

UNOFFICIAL COPY

Exempt under provisions of Paragraph e, Section 4,
Real Estate Transfer Tax Act.

9/10/83
Date
Buyer, Seller or Representative

QUIT CLAIM DEED IN TRUST

26 805 789

The above space for recorder's use only

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0808169

THIS INDENTURE WITNESSETH, That the Grantor, SHIRLEY A. DOOLEY, divorced and not since remarried
of the County of Cook and State of Illinois, for and in consideration of the sum of Ten Dollars (\$ 10.00),
in hand paid, and of other good and valuable considerations, receipt of which is hereby duly acknowledged, Convey S and Quit Claim S unto FORD CITY BANK AND TRUST CO., 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 1st day of June, 1977, and known as Trust Number 1637, the following described real estate in the County of COOK and State of Illinois, to wit:

Lots 2 and 3 in Christ Memorial Church resubdivision of Lots 14 and 15 in George Neumer's 107th Street Addition, being a subdivision of the South $\frac{1}{4}$ of the North West $\frac{1}{4}$ of the South East $\frac{1}{4}$ of the North East $\frac{1}{4}$ of Section 16, Township 37 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.

10.00

Property of
COOK COUNTY, ILLINOIS
FILED FOR RECORD
1983 OCT -4 AM 10:42

RECORDED OF DEEDS
26805789

THIS INSTRUMENT PREPARED BY:
Michael F. Sullivan, Attorney at Law
3316 West 95th Street
Evergreen Park, IL 60642

SUBJECT TO

TO HAVE AND TO HOLD the said real estate 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 manage, protect and subdivide said real estate or any part thereof, to dedicate parks, streets, highways or alleys and to locate any subdivisions or parts thereof, and to resubdivide 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, power and authorities vested in said Trustee, to donate, to dedicate, to mortgage, to lease or otherwise encumber said real estate, or any part thereof, in said real estate, or any part thereof, from time to time, in possession or reversion, by lease to commence in 1983, in Illinois, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 108 years, and to renew or extend leases upon any terms, and for a 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 to renew or extend leases and options to purchase the whole or any part of the reversion and to contract respecting the manner of fitting the amount of present or future rentals, to purchase, to charge 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 above, or to appoint to said real estate or any part thereof, and to deal with said real estate and every part thereof in all other ways and in all other respects as it would be lawful for a 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 to whom 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 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, instrument, mortgage, lease or other instrument executed by said Trustee, or any successor in trust, in relation to said real estate shall be conclusive in favor of every person (including the Register of Titles) 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 all amendments thereof, if any, and binding upon all beneficiaries hereunder, (c) that said Trustee, or any successor in trust, 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.

This conveyance is made upon the express understanding and condition that neither Ford City Bank and Trust Co. individually or as Trustee, nor its successor or successors in trust shall incur any personal liability for the satisfaction of any claim, judgment or decree for anything in or by or on their behalf, or any other party, in relation to the said real estate or under the provisions of this Deed or said Trust Agreement or any amendment thereto, or for many to persons property, or for any other 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 said Trust Agreement as their attorney-in-fact, hereby irrevocably appointed for such purposes, or by 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 actual possession of the Trustee shall be applicable for the payment and discharge thereof). All persons and corporations whatsoever and 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 under said Trust Agreement and of all persons claiming under the same, any of them shall be only in the earnings, profits 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 in said real estate as such, but only an interest in the earnings, profits and proceeds thereof as aforesaid, the interest hereunder being in said Ford City Bank and Trust Co. 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 real estate 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, provided, and said Trustee shall not be required to produce the said Agreement or a copy thereof, or any extracts therefrom, as evidence that any transfer, charge or other dealing with the registered lands is in accordance with the true intent and meaning of the trust.

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.

In Witness Whereof, the grantor S aforesaid S hereunto set her han and seal this 15th day of September, 1983

Shirley A. Dooley (SEAL)
Shirley A. Dooley (SEAL)

State of ILLINOIS)
County of COOK) SS. 1. THE UNDERSIGNED a Notary Public in and for said County, in the state aforesaid, do hereby certify that SHIRLEY A. DOOLEY, divorced and not since remarried 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 she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes herein set forth, in full release and waiver of the right of homestead.



Given under my hand and seal of office this 15th day of September, 1983
Shirley A. Dooley

GRANTOR: FORD CITY BANK AND TRUST CO.
2001 South Cicero Avenue
Chicago, Illinois 60652

107th & Laramie
Oak Lawn, IL

This space for affixing Sellers and Revenue Stamps

26 805 789

Office

END OF RECORDED DOCUMENT