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COOK COUNTY, ILLINOIS
FILED FOR RECORD

Sidney R. Olson
RECORDER OF DEEDS

WARRANTY DEED IN TRUST

1984 FEB 17 AM 11:29

26973400

The above space for recorder's use only

THIS INDENTURE, WITNESSETH, That the Grantors Herbert Koshgarian and Lorraine R. Koshgarian, his wife of the County of Cook and State of Illinois, for and in consideration of the sum of Ten and no/100 Dollars (\$ 10.00) in hand paid, and of other good and valuable considerations, receipt of which is hereby duly acknowledged, Convey and Warrant unto LA GRANGE STATE BANK, 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 6th day of January 1984, and known as Trust Number 7465, the following described real estate in the County of Cook and State of Illinois, to-wit:

The South 20 feet of the North 30 feet of the East 63 feet of the West 88 feet of Lot 12, and the North 10 feet of Lot 12 (except the East 42 feet), Lot 13 (except the East 42 feet) and all of Lot 14 in Block 16 in Cossitt's First Addition to La Grange, being a Subdivision of that part of the North West 1/4 of Section 4, Township 38 North, Range 12 East of the Third Principal Meridian, Lying North of the Chicago Burlington and Quincy Railroad and South of Naperville Road or Ogden Avenue, in Cook County, Illinois.

18-04-111-031 18-04-111-016 18-04-111-011
18-04-111-012, 18-04-111-013

SUBJECT TO General Taxes for 1983 and subsequent years and to easements of record

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 improve, manage, protect and subdivide said real estate or any part thereof, to dedicate parks, streets, highways or alleys and to execute any subdivision or part hereof, 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, 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 part thereof, from time to time, in possession or reversion, by lease 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 leases and options to purchase, to lease, to sell, to convey, to mortgage, to pledge or otherwise encumber, 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 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 a person to do in the exercise of the same, whether similar to or different from the ways above specified at any time or times hereafter.

In case shall any person 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 see 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 deed 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 trusts, conditions and limitations contained in this Indenture and in said Trust Agreement or in all amendments thereof, if any, and binding upon all beneficiaries thereunder, (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 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 LA GRANGE STATE BANK, individually or as Trustee, nor its successor or successors in trust shall incur any personal liability or be subjected to any claim, judgment or decree for any act or thing done by it or its agents or attorneys who do or omit to do in or about the said real estate or under the provisions of this Deed or said Trust Agreement or any amendment thereof, 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 or in the name of the then beneficiaries under said Trust Agreement or 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 actual possession of the Trustee shall be applicable for the payment and discharge thereof). All persons and corporations who have written the same or who have written the same shall be deemed to have agreed with the Trustee to 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, 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 to said real estate as such, but only an interest in the earnings, profits and proceeds thereof as aforesaid, the intention hereof being to vest in said LA GRANGE STATE BANK 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 to file 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 said Trustee shall not be required to produce the said Agreement or a copy thereof, or any extracts therefrom, as evidence, in any transfer, charge or other dealing involving the registered lands in accordance with the true intent and meaning of the trust.

And the said grantors 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 grantors S aforesaid have hereunto set their hand S and seal S this 10th day of February 1984.

(SEAL) Herbert Koshgarian (SEAL)
Herbert Koshgarian
(SEAL) Lorraine R. Koshgarian (SEAL)
Lorraine R. Koshgarian

State of Illinois)
County of Cook) SS. I, The undersigned a Notary Public in and for said County, in the state aforesaid, do hereby certify that Herbert Koshgarian and Lorraine R. Koshgarian, his wife

This instrument prepared by: Herbert Koshgarian
602 Burr Ridge C1Dr
Burr Ridge, IL

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 10th day of February 1984

Sidney R. Olson
Notary Public

La Grange State Bank
MAIL TO: 14 SOUTH LA GRANGE ROAD
LA GRANGE, ILLINOIS 60525

17 N. Madison Ave., La Grange, IL
For information only in sert street address of above described property.
500-12-1M FLEETWOOD PRESS

69-33-468 W
Property

BOOK C. NO. 016

26 18 1

REC'D

STATE OF ILLINOIS
DEPARTMENT OF REVENUE
REVENUE BUREAU

37

2 57 8

REAR VEHICLE EXAMINATION TAX

Cook County

3752
37.50

26 973 400

10.00