

UNOFFICIAL COPY

DEED IN TRUST

26028346

OCT 15 AM 9 48

This above space for recorder's use

THIS INDENTURE WITNESSETH, That the Grantor **HARRY JAMES BENDA**, a widower and not since re-married. OCT-15-81 5 4 18 5 6 26028346 REC 10.00

of Will County, State of Illinois in consideration of (\$10.00) TEN Dollars, and other valuable considerations paid, convey and warrant to **FRANKFORT STATE BANK**, an Illinois corporation, whose address is 28 W. Nebraska Street, Frankfort, Illinois 60423, as trustee under a trust agreement dated the 29th day of September, 1981, known as Trust Number 136, the following described real estate in Cook County, Illinois:

Lot 26, in Block 14, in Bixmoor, a Subdivision, of the Northeast quarter of the Northeast quarter of Section 36, Township 36 North, Range 13, East of the Third Principal Meridian, and part of the North quarter of Section 31, Township 36 North, Range 14, East of the Third Principal Meridian, according to the plat thereof and recorded June 6, 1927 as Document # 9675674 in Cook County, Illinois.

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

TO HAVE AND TO HOLD the real estate with the appurtenances attached hereto upon the trusts and for the uses and purposes stated herein and in the trust agreement.

Full power and authority is hereby granted to the trustee with respect to the real estate or any part or parts of it, and at any time or times to subdivide and resubdivide, dedicate parks, streets, highways or alleys, create any subdivision or part thereof; contract to sell; grant options to purchase; sell and convey on any terms, with or without consideration; convey to a successor or successors in trust; grant to each successor or successors all of the title, estate, powers and authorities vested in the trustee; dedicate; mortgage, pledge or otherwise encumber it; execute leases in possession or reversion, to commence in the present or in the future, on any terms and for any period of time, not exceeding 99 years; renew or extend leases upon any terms and for any periods of time; amend, modify or modify leases; contract to execute leases; grant options to lease and options to renew leases; grant options to purchase the whole or any part of the reversion; contract with respect to the manner of fixing the amount of present or future rentals; partition or exchange it for other real or personal property; grant easements or charges of any kind, release, convey or assign any right, title or interest in or about or encumbrance appurtenant to, or in any way connected with in every way and for such other considerations as would be lawful for any person owning it even though different from the ways above specified.

In no case shall any party dealing with the trustee in relation to the real estate or any part of it, from whom it or any part shall be conveyed, contracted to be sold, leased or mortgaged by the trustee, be obliged to see that the terms of the trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of the trustee, or be obliged or privileged to inquire into any of the terms of the trust agreement. Every deed, trust deed, mortgage, lease or other instrument executed by the trustee in relation to the trust property shall be conclusive evidence in favor of every person relying on or claiming under the instrument and any amendment thereof and is binding on all beneficiaries. The trustee was duly authorized to execute and deliver and in the trust agreement and any amendment thereof and is binding on all beneficiaries. The trustee was duly authorized to execute and deliver every 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.

The interest of every beneficiary and of all persons claiming under them or any of them shall be only the earnings, avails and proceeds arising from the sale or other dispositions of the trust property, and such interest shall be personal property. No beneficiary shall have any legal or equitable title or interest in or to the trust property, but only an interest in the earnings, avails and proceeds thereon.

If the title to any of the trust property is now or hereafter registered, the Registrar of Titles is 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.

The grantor hereby expressly waives and releases 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.

The grantor has hereto set his hand and seal this 29th day of September, 1981.

Harry James Benda (SEAL)
HARRY JAMES BENDA

Exempt under provisions of Paragraph 4, Section 4, Real Estate Transfer Tax Act. (SEAL)

William J. Peters (SEAL)
Boyer, Agent or Representative (SEAL)
Date Sept 29, 19 81

State of Illinois ss.
County of Will
I, William J. Peters, a Notary Public in and for said County, in said State do hereby certify that Harry James Benda

Prepared By:
William J. Peters
68 N. Chicago St.
Joliet, IL 60431
Mail to:
Frankfort State Bank
Trust No. 136
28 W. Nebraska St.
Frankfort, IL 60423

personally known to me to be the same person 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 29th day of September, 1981.
William J. Peters
Notary Public

After Recording Mail Deed to:
FRANKFORT STATE BANK
28 W. Nebraska Street
Frankfort, Illinois 60423

17554 Howe Street, Homewood, IL 60430
For information only insert street address of above described property.

FORM 4 Joliet Litho-Print

END OF RECORDED DOCUMENT

This space for affixing Riders and Revenue Stamps

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