

UNOFFICIAL COPY

20251820

This Indenture Witnesseth, That the Grantors TED V. ANDERSON
and ROSEMARIE ANDERSON, His Wife,

of the County of COOK and State of ILLINOIS for and in consideration
of TEN (\$10.00) Dollars,

and other good and valuable considerations in hand paid, Conveys and Warrant unto the SOUTH
MOUNTAIN TRUST & SAVINGS BANK a corporation duly organized and existing under the laws of the State of Illinois
and qualified to do a trust business under and by virtue of the laws of the State of Illinois, as Trustee under the pro-
visions of a trust agreement dated the 1st day of October 19 79,
known as Trust Number 4961, the following described real estate in the County of

COOK and State of Illinois, to-wit.

Lot 1 and the North 30 feet of Lot 2 in Block 47 in H.W. Elmore's
Kedzie Avenue Ridge being a Subdivision of the Northeast 1/4
and the Southeast 1/4 of Section 23, Township 36 North, Range 13,
lying South of the Indian Boundary Line, in Cook County, Illinois.

THIS INSTRUMENT WAS PREPARED BY
JOHN MAZZO JANA, Attorney at Law
3612 W. LINCOLN HIGHWAY
OLYMPIA FIELD, IL 60461

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 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 praesenti or in futuro, and upon any terms and for any period or periods of time, not exceed-
ing 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 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 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 trustees 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 and
(c) that said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease,
mortgage or other instrument.

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 dispositions 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 equi-
table, 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, S... and release, S... 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 hereunto set their hand S... and
seal... this 7 26th day of May, 19 82

TED V. ANDERSON (SEAL) ROSEMARIE ANDERSON (SEAL)

Je 8-16-95 copy C.A.

20251820

STATE OF ILLINOIS }
COUNTY OF COOK } 88.

I, JOHN J. MAZZORANA,

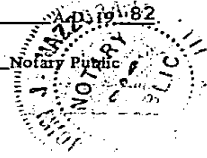
a Notary Public in and for said County, in the State aforesaid, do hereby certify that
TED V. ANDERSON and ROSEMARIE ANDERSON, his wife,

personally known to me to be the same persons.....whose names 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

26th day of May 1982

John J. Mazzorana
JOHN J. MAZZORANA

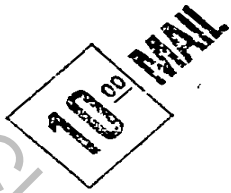


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TRUST NO. _____

Deed In Trust
WARRANTY DEED

-- 10 --

**SOUTH HOLLAND TRUST
& SAVINGS BANK**
TRUSTEE
South Holland, Illinois

80500 Kott Enterprises Harvey 60426

END OF RECORDED DOCUMENT