

UNOFFICIAL COPY

26362854

This Indenture Witnesseth, That the Grantor LEMONT SAVINGS ASSOCIATION, a Corporation of Illinois

of the County of COOK and State of ILLINOIS for and in consideration of TEN and No/100 (\$10.00)

and pursuant to authority given by the Board of Directors of said Corporation and other good and valuable considerations in hand paid/Conveyed and Warranted unto the FIRST NATIONAL BANK AND TRUST COMPANY OF EVANSTON, Illinois, a banking corporation duly organized and existing under and by virtue of the laws of the United States of America and duly authorized under the laws of the State of Illinois to accept and execute trusts, as Trustee under the provisions of a trust agreement dated the

Second day of September 1982, known as Trust Mortgage No. R 2754 the following described real estate in the County of COOK and State of Illinois

to-wit:

Lots 12 and 13 in Ridgemoor Addition to Evanston in the South West quarter of Section 19, Township 41 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

Subject to Real Estate Taxes for 1982 and subsequent years; building lines and building and liquor restrictions of record; zoning and building laws and ordinances; public utility easements; public roads and highways; covenants and restrictions of record as to use and occupancy.

COOK COUNTY, ILLINOIS
FILED FOR RECORD

Sidney R. Olson
REGISTRAR OF DEEDS

1982 SEP 27 PM 1:05 26362854

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 thereof, 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 futuro, and upon any terms and for any period or periods of time, not exceeding in the case of a single demise the term of 99 years, and to renew or extend leases upon any terms and for any time or times periods of time and to amend, change or modify leases and the terms and provisions thereof and for any time or times hereafter, to contract to make leases and to grant options to lease and options to renew leases and for any time or times hereafter, to contract to make leases and to grant options to lease and options to renew leases and for any time or times hereafter, 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 future rentals, to partition or to exchange said property, or any part thereof, title or interest in or about or easement 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 conditions and limitations contained in this Indenture and in said trust agreement and empowered to execute 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.

The said grantor 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 of any judgment against the grantor.

Witness my hand and seal of the said grantor, the grantor aforesaid this 2 day of September 1982 at Lemont, Illinois
BY: Richard P. Hofke (Seal) Its Secretary
BY: Marvin Ludwig (Seal) Its President

68-82-031 (H)

11-19-817-018, 019

COOK COUNTY, ILLINOIS
REAL ESTATE TRANSFER TAX
75.01

COOK COUNTY, ILLINOIS
REAL ESTATE TRANSFER TAX
75.01

10.00

26362854

UNOFFICIAL COPY

State of ILLINOIS)
County of COOK) SS

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that MARVIN LUDWIG personally known to me to be the PRESIDENT of the LEMONT SAVINGS ASSOCIATION corporation, and RICHARD PEKOFKSKE personally known to me to be the SECRETARY of said corporation, and 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 severally acknowledged that as such President and Secretary, they signed and delivered the said instrument as President and Secretary of said corporation, and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority, given by the Board of Directors of said corporation as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 2nd day of September, 1982.

Commission expires September 13, 1983



Bonnie L. Houdak
Notary Public

This Instrument Prepared By:

Elkin Pincus, 134 N. LaSalle St., Chicago, Illinois 60602

TRUST NO. **BOX 661**

DEED IN TRUST
WARRANTY DEED

TO
**First National Bank
and Trust Company
of Evanston**
TRUSTEE

After recording, please return this document by mail to
**FIRST NATIONAL BANK AND TRUST
COMPANY OF EVANSTON**
Trust Department

26362854

END OF RECORDED DOCUMENT