

UNOFFICIAL COPY

THIS INSTRUMENT PREPARED BY: DANIEL J. OLOFSSON 549 E. 162nd St., South Holland, IL 60473

1982 SEP 28 PM 12 04 26364550
WARRANTY DEED IN TRUST COOK COUNTY ILLINOIS

129327 - STUART-HOOVER CO., CHICAGO

The above space for recorder's use only

THIS INDENTURE WITNESSETH, that the Grantors, MICHAEL G. MCDONALD and PATRICIA J. MCDONALD 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 and Warranty unto River Oaks Bank and Trust Company, an Illinois Banking Corporation, whose address is 93 River Oaks Center, Calumet City, Illinois as Trustee under the provisions of a certain Trust Agreement, dated the 13th day of May, 1982, and known as Trust Number 1705, the following described real estate in the County of Cook and State of Illinois, to-wit:

10.00

LOT 25 IN BLOCK 2 IN SAWYER'S SUBDIVISION OF BLOCK 2 IN FIRST ADDITION TO KENSINGTON, A SUBDIVISION OF THE SOUTH 20 ACRES OF THE NORTH 1/4 OF FRACTIONAL SECTION 22 (EXCEPT THE NORTHEAST 4 ACRES), ALSO THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF FRACTIONAL SECTION 22 (EXCEPT THE RAILROAD), ALSO THE WEST FRACTIONAL 1/2 OF SECTION 27 (EXCEPT THE RAILROAD), ALL NORTH OF THE INDIAN BOUNDARY LINE, ALSO THE NORTH 21 ACRES OF THE NORTHEAST FRACTIONAL 1/4 OF SECTION 28 LYING SOUTH OF THE INDIAN BOUNDARY LINE, ALL IN TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

SUBJECT TO

THOSE CONDITIONS AND RESTRICTIONS OF RECORD

26364550

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 vacate any subdivision or part thereof, and to re-subdivide 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, 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 leases to commence in the present or in the future, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise a term of 198 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 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 real estate, or any part thereof, for other real 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 appurtenant to said real estate or any part thereof, and to deal with said real estate and every part thereof in all the 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 the dealing with said Trustee, or any successor or trustee, 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 same has been coming 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 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 this or their predecessor in trust. This conveyance is made upon the express understanding and condition that neither River Oaks Bank and Trust Company, 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 anything it or they or its agents or attorneys may 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 thereto, 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 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 whomsoever 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 and under said Trust Agreement 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 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 in, legal or equitable, in or about the said real estate, as set forth, but only an interest in the earnings, avails and proceeds thereof as aforesaid.

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 and provided.

Any corporate successor to the trust business of any corporate trustee named herein or acting hereunder shall become a trustee in place of its predecessor without the necessity of any conveyance or transfer.

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 grantor, S aforesaid have hereunto set their hand and seal, this 13th day of May, 1982.

Michael G. McDonald (SEAL) *Patricia J. McDonald* (SEAL)

State of Illinois } I, Daniel J. Olofsson, a Notary Public in and for said County.
County of Cook } ss. In the state aforesaid, do hereby certify that MICHAEL G. MCDONALD and PATRICIA J. MCDONALD, his wife

This instrument was drafted by DANIEL J. OLOFSSON 549 E. 162nd St. South Holland, IL 333-2170 personally known to me to be the same as those whose name S are subscribed to the foregoing and appeared before me this day in person and acknowledged that they signed and delivered the said instrument as a free and voluntary act, for the purposes therein set forth, including the release and waiver of the right of homestead. Given under my hand and Notary Seal of Cook County, Illinois, this 13th day of May, 1982.

RIVER OAKS BANK AND TRUST COMPANY 93 RIVER OAKS CENTER CALUMET CITY, ILL. 60407 BOX 175 (COOK COUNTY ONLY) 11700 S. Indiana Ave Chicago, IL 60628 For information only insert property address.

This space for affixing Riders and Revenue Stamps
EXEMPT UNDER PROVISIONS OF PARAGRAPH 14, SECTION 4, REAL PROPERTY TRANSFER ACT.
DATE: 11/17/82
Bayer, Sales Representative

26364550
Document Number

END OF RECORDED DOCUMENT