

UNOFFICIAL COPY

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QUIT CLAIM DEED INSTRUMENT 56

The above space for recorder's use only

THIS INDENTURE WITNESSETH that the Grantor S VANCE SCHEER and ETHELYNN M. YATES, his wife, of the County of Cook and State of Illinois, for and in consideration of the sum of Ten and 00/ths Dollars (\$ 10.00), in hand paid, and of other good and valuable considerations, receipt of which is hereby duly acknowledged, Convey and Quit Claim 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 7th day of OCTOBER, 1982, and known as Trust Number 1771, the following described real estate in the County of _____ and State of Illinois, to-wit:

See Attached Rider

SUBJECT TO

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 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 leases to commence in present or in futuro, and upon any terms and for any period or periods of time, not exceeding in any single lease 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 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 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 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 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, 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, used or mortgaged by said Trustee, or any successor in trust, be obliged to see to the application of any purchase money, real or money borrowed or advanced on said real estate, or be obliged to see that the terms of this trust 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 by said Trust Agreement or in all amendments thereof, if any, and binding upon all the 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 are fully vested with all the title, estate, rights, powers, authorities, duties and obligations of this, his 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 it, 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 right of 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 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 trustee in place of its predecessor, without the necessity of any conveyance or transfer.

And the said grantor, hereby expressly waives and releases, 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 their hereunto set their hands and seals 27th day of OCT, 1982.

Vance D. Scheer (SEAL) Ethelynn M. Yates (SEAL)
(SEAL) (SEAL)

State of Illinois }
County of Cook } ss. WILLIAM H. DEER, a Notary Public in and for said County, in the state aforesaid, do hereby certify that VANCE SCHEER and ETHELYNN M. YATES, his wife

This instrument was drafted by WILLIAM H. DEER ATTORNEY AT LAW personally known to me to be the same person S whose name S subscribed to the foregoing instrument, appeared before me this day in person, and they signed, sealed and delivered the said instrument as free and voluntary act, for the uses and purposes therein set forth, including the waiver of the right of homestead.

Given under my hand and notarial seal this 27 day of Oct, 1982.
William H. Deer
Notary Public

RIVER OAKS BANK AND TRUST COMPANY 14013 James Drive, Crestwood, IL.
93 RIVER OAKS CENTER CALUMET CITY, ILL. 60409

Property of Co

10.00

10.00

This space for affixing Riders and Revenue Stamp.

EXEMPT UNDER PROVISIONS OF PARAGRAPH "C", SECTION 1, REAL ESTATE TRANSFER ACT.

William H. Deer
Notary, Sober of Rome, Illinois

DATE 10-29-82

Document Number 26395250

BOX 175

ATTACHED RIDER

PARCEL 1:

UNIT NO. 503 IN SANDPIPER SOUTH CONDOMINIUM NO. 3, AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS PARCEL):

LOT 5 IN SANDPIPER SOUTH UNIT NO. 1, A SUBDIVISION OF PART OF THE SOUTH WEST 1/4 OF SECTION 4, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 17, 1973 AS DOCUMENT 22443820 WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO DECLARATION MADE BY BEVERLY BANK, A CORPORATION OF ILLINOIS, AS TRUSTEE UNDER TRUST AGREEMENT DATED NOVEMBER 22, 1972 AND KNOWN AS TRUST NUMBER 8-4011 RECORDED IN THE OFFICE OF THE RECORDER OF COOK COUNTY, ILLINOIS, AS DOCUMENT NO. 22723064, TOGETHER WITH AN UNDIVIDED .0102 PER CENT INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY), ALL IN COOK COUNTY, ILLINOIS;

ALSO

PAL.2:

EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE DECLARATION OF EASEMENTS BY BEVERLY BANK, AS TRUSTEE UNDER TRUST NO. 8-4011 RECORDED DECEMBER 17, 1973 AS DOCUMENT 22570315 AND SUPPLEMENTED BY DOCUMENT 22723063 AND CREATED BY THE MORTGAGE FROM DRAYTON L. MITTY AND MARGARET E. MITTY, HIS WIFE, TO TALMAN FEDERAL SAVINGS AND LOAN ASSOCIATION OF CHICAGO, RECORDED APRIL 29, 1975, NO AS CREATED BY DEED FROM BEVERLY BANK, AS TRUSTEE UNDER TRUST NO. 84011 TO DRAYTON L. MITTY AND MARGARET E. MITTY, HIS WIFE, RECORDED AS DOCUMENT 23065311 FOR THE PURPOSES OF PASSAGE, USE AND ENJOYMENT, INGRESS AND EGRESS, ALL IN COOK COUNTY, ILLINOIS

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