

# UNOFFICIAL COPY

## WARRANTY DEED IN TRUST

27 APR 84 12

27056627

The above space for recorder's use only

**THIS INDENTURE WITNESSETH, That the Grantor** AUGUSTA HINTON a/k/a  
 ARGUSTA HINTON, a widow APR 24 84 876164 27056627 A -- REC  
 of the County of COOK and State of Illinois for and in consideration  
 of TEN AND 00/100 Dollars, and other good  
 and valuable considerations in hand paid, Convey and warrant unto THE CHICAGO HEIGHTS  
 NATIONAL BANK, a National Banking Association, as Trustee under the provisions of a trust agreement  
 dated the 26 day of March 19 84, known as Trust Number 1961  
 the following described real estate in the County of Cook and State of Illinois, to-wit:

LOT 40 IN BLOCK 78 IN CHICAGO HEIGHTS IN THE SOUTH  
 EAST QUARTER OF SECTION 21, TOWNSHIP 35 NORTH, RANGE  
 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK  
 COUNTY, ILLINOIS.

This document prepared by  
 Frank Ryan  
 Attorney at Law  
 Chicago Heights, Ill.

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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 vested in said trustee, 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 lease to commence in present or future, and upon any term, and for any period or periods of time, not exceeding in the case of any single demise the term of 99 years, and to renew or extend lease 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 purchase or to exchange said property, or any part thereof, for other real or personal property, to grant easements or charges of any kind, to reversion, convey or assign any right, title or interest in or about 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 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 to 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 the 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, thereto and binding upon all beneficiaries thereunder, (c) that said trustee was duly authorized and empowered to execute and deliver or any 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, and duties and obligations of the, 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.

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 grantor aforesaid has hereunto set her hand and seal this 26 day of March 19 84.

*Argusta Hinton* (Seal) \_\_\_\_\_ (Seal)  
 \_\_\_\_\_ (Seal) \_\_\_\_\_ (Seal)

State of Illinois } I, FRANK J. RYAN, a Notary Public in and for said County, in  
 County of Cook } ss. the state aforesaid, do hereby certify that AUGUSTA HINTON  
 a/k/a ARGUSTA HINTON

personally known to me to be the same person whose name subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed, sealed and delivered the said instrument as her 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 26 day of March 19 84.

*Frank J. Ryan*  
 Notary Public  
 1516 Portland  
 Chicago Heights, Ill.

TR-1 Mail to:  
 THE CHICAGO HEIGHTS NATIONAL BANK  
 1030 Dixie Highway  
 Chicago Heights, Illinois 60411

Seal Under Provisions of  
 Notary Public Act  
 Section 4  
 Date  
 Ever, Sheriff of Cook County

This space for affixing Riders and Revenue Stamp

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END OF RECORDED DOCUMENT