

UNOFFICIAL COPY

RECORDED IN BAD CONDITION

DEED IN TRUST

27206248

The above space for recorder's use only

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THIS INDENTURE WITNESSETH, That the Grantor DONNA M. KERINS, a widow

of the County Cook and State of Illinois for and in consideration of TEN and 00/100 (\$10.00) Dollars, and other good and valuable considerations in hand paid, Conveys and the Quit Claims unto the FIRST BANK OF OAK PARK, an Illinois Corporation, its successor or successors, as Trustee under the provisions of a trust agreement dated the twentythird day of June 19 84 known as Trust Number 12752, the following described real estate in the County of Cook and State of Illinois, to-wit:

Lot 10 and the East 1/2 of Lot 11 in Block 4 in the Subdivision of the West 1/2 of the South East 1/4 of the South West 1/4 and that part of South West 1/4 of South West 1/4, lying East of the West 1290.2 feet thereof of Section 4, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

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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 make any subdivision or part thereof, and to resubdivide said property as often as desired, to contract to sell, to grant options to purchase, in all 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 person or reversion, by leases to commence in present or future, and upon any terms 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 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 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 appertaining 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 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 time 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 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 of 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, (c) that said trustee was fully 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 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, releases and conveys any and all right or benefit under or 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 16th day of July 1984. DONNA M. KERINS (Seal)

Prepared by: Jack A. Arfa, 127 N. Dearborn, Chicago, Illinois 60602

State of Illinois the undersigned a Notary Public in and for said County, in County of Cook ss. the state aforesaid, do hereby certify that DONNA M. KERINS, a widow

personally known to me to be the same person whose name is 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 16th day of July 1984.

Jack A. Arfa Notary Public August 19, 1984

FIRST BANK OF OAK PARK BOX 47 5300 West Chicago Avenue, Chicago 60651 For information only insert street address of above described property.

TR0642

END OF RECORDED DOCUMENT

This space for filing Return and Revenue Stamp exempt under Provision of Par. E, Sec. 4 Real Estate Transfer Tax Act. AUG 8 1984 Date Agent Robert Brown - Kelly