

27 245 796

QUIT CLAIM DEED IN TRUST

COOK COUNTY, ILLINOIS
FILED FOR RECORD

1984 SEP -7 PM 2:34

27245796

Exempt under provisions of Paragraph e, Section 4,
Real Estate Transfer Tax Act.

9-4-84
Date
Makida Karamalli
Notary, Sealer or Representative

THIS INDENTURE WITNESSETH, That the Grantor, Sandra T. Russell, a spinster
of the County of Cook and State of Illinois, for and in consideration
of the sum of Ten and no/100 Dollars (\$ 10.00),
in hand paid, and of other good and valuable considerations, receipt of which is hereby duly acknowledged, Conveys and Quit Claims
unto FORD CITY BANK AND TRUST CO., a banking corporation duly organized and existing under the laws of the State of Illinois, and duly
authorized to accept and execute trusts within the State of Illinois, as Trustee under the provisions of a certain Trust Agreement, dated the
25th day of August, 1978, and known as Trust Number 2441, the following
described real estate in the County of Cook and State of Illinois, to wit:

lot 110 in Cherry Creek South Subdivision Phase III, being a subdivision
of part of the East 1/2 of the North East 1/4 of Section 26, Township 36
North, Range 12, East of the Third Principal Meridian, in Cook County,
Illinois. Subject to conditions, restrictions, and easements of record and to
general taxes for 1983 and subsequent years.

THIS INSTRUMENT WAS PREPARED BY
EDWARD C. SWEIGART
7601 S. Cicero
Chicago, IL

SUBJECT TO

TO HAVE AND TO HOLD the said real estate with the appurtenances, upon the terms 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, lease and use said real estate or any part thereof, to dedicate parks, streets, highways or alleys
and to vacate any subdivision or portion thereof, and to execute any deed or instrument in the exercise of his powers and authority as Trustee, to sell, lease, mortgage, convey, grant 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, by whomever, in his capacity, as trustee, of or over the same, under said real estate, or any part thereof, or any part thereof, from time
to time, in possession or reversion, by leases in perpetuity or for any period or periods of time, not exceeding in the case of any single lease the term of 199 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, in whole or in part, and to execute any deed, mortgage or instrument in the exercise of his powers and authority as Trustee, to execute any deed or instrument
respecting the matter of fixing the amount of present or future rentals, in 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 lease, convey or assign any right, title or interest in or about or concerning any part of the same, and to do all such things 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 do in and to 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 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 or money borrowed or advanced on said real estate, or
be obliged to see that the terms of this deed 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, instrument, 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 Register of Cook 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 is in full force and effect, (b) that such conveyance or other instrument
was executed in accordance with the trust, conditions and limitations contained in this Indenture and in said Trust Agreement or in all amendments thereto, if any, and binding upon all
beneficiaries thereof, (c) that said Trustee, or any successor in trust, was duly authorized and empowered to execute and deliver every such deed, mortgage or other instrument and
instrument and (d) if the conveyance made to a successor or successors in trust, that such successor or successors in trust have been properly notified in writing and fully vested with all title,
estate, rights, powers, authorities, duties and obligations of its, his or their predecessor in trust.
This conveyance is made upon the express understanding and condition that neither Ford City Bank and Trust Co., individually or as Trustee of any trust, nor any successor or successors in trust
shall incur any personal liability or be subjected to any claim, judgment or decree for anything (or they or its or their agents or attorneys may do or omit to do) in relation to the said real estate or
under the provisions of this Deed and said Trust Agreement or any amendment thereto, or for injury to person or property happening or about said real estate, and of such liability being
hereby expressly waived and released. Any counter claim or claim incurred or entered into by the Trustee in connection with said real estate may be filed and settled by it in the
name of the then beneficiaries under said Trust Agreement as their attorney-in-fact, hereby irrevocably appointed for such purposes, or at the election of the Trustee, in its own name, as
Trustee of a trust and not individually (and the Trustee shall have no obligation whatsoever with respect to any such counter claim or claim) except only in 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 hereafter and thereafter 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 under said Trust Agreement and of all persons claiming under them or any of them shall be only in the earnings, rents, 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 as beneficiary hereunder shall have any title or
interest, legal or equitable, in or to said real estate as such, but only so interest in the earnings, rents and proceeds thereof as aforesaid, the interest hereof being in trust in said Ford City
Bank and Trust Co. the entire legal and equitable title in fee simple, in and to all the real estate above described.
If the title to any of the above real estate is now or hereafter registered, the Register of Title is hereby directed not to register or note in the certificate of title or duplicate thereon
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 said estate
shall not be required to produce said instrument or a copy thereof, or any extra therefrom, as evidence that any transfer, charge or other dealing involving the registered land, is in
accordance with the true intent and meaning of the trust.
And the said grantor hereby expressly waives, and releases, any and all rights or benefits 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, aforsaid her hereto set her hand, _____ and
seal this 30th day of August, 1984.

(SEAL) _____ (SEAL)
Sandra T. Russell _____ (SEAL) _____ (SEAL)
Sandra T. Russell

State of Illinois) 1. the undersigned a Notary Public in and for said County, in
County of Cook) SS. the state aforesaid, do hereby certify that Sandra T. Russell,
a spinster
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 30th day of August, 1984.
John J. Brader
Notary Public

MAIL TO: FORD CITY BANK AND TRUST CO.
7601 South Cicero Avenue
Chicago, Illinois 60652

FORM NO. TD4
Reorder from ILLIANA FINANCIAL, INC.

BOX 333

10.00

This space for affixing Sales and Revenue Stamps

Document Number
27 245 796

Property of Cook County
A93793 dfo

27 245 796

COOK COUNTY, ILLINOIS
FILED FOR RECORD

QUIT CLAIM DEED IN TRUST

27245796

1984 SEP -7 PM 2:34

The above space for recorder's use only

Exempt under provisions of Paragraph e, Section 4,
Real Estate Transfer Tax Act.

9-7-84
Date
Marilyn M...
Indexer, Sealer or Representative

10.00

THIS INDENTURE WITNESSETH, That the Grantor, Sandra T. Russell, a spinster
of the County of Cook and State of Illinois, for and in consideration
of the sum of Ten and no/100 Dollars (\$ 10.00),
in hand paid, and of other good and valuable considerations, receipt of which is hereby duly acknowledged, Conveys and Quit Claiming
unto FORD CITY BANK AND TRUST CO., a banking corporation duly organized and existing under the laws of the State of Illinois, and duly
authorized to accept and execute trusts within the State of Illinois, as Trustee under the provisions of a certain Trust Agreement, dated the
25th day of August, 1978, and known as Trust Number 2441, the following
described real estate in the County of Cook and State of Illinois, to wit:

Lot 110 in Cherry Creek South Subdivision Phase III, being a subdivision
of part of the East 1/2 of the North East 1/4 of Section 26, Township 36
North, Range 12, East of the Third Principal Meridian, in Cook County,
Illinois. Subject to conditions, restrictions, and easements of record and
to general taxes for 1983 and subsequent years.

THIS INSTRUMENT WAS PREPARED BY
EDWARD C. SWEIGARD
7601 S. Cicero
Chicago, IL

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 execute any subdivision or plat, and to resolve said real estate as often as he or she may see fit, in conformity with, in grant options to purchase, to act 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 do so, to dedicate, to mortgage, pledge or otherwise encumber said real estate, or any part thereof, in lease said real estate, or any part thereof, from
time to time, in possession or reversion, in fee simple or otherwise, in present or in future, and upon any terms and for any period or periods of time, not exceeding in the case of any single
lease the term of 99 years, and to renew, extend, amend, modify, terminate, charge or modify leases and the terms and provisions thereof at any time or times hereafter, to contract to
take back a lease, and to grant options to lease and options to renew leases and options to purchase the whole or any part of the premises and the contract
respecting the manner of (1) using the premises for residential, commercial, industrial, or other purposes, or for other real or personal property, to grant easement or
charges of any kind, to release, convey or assign any part of the title or interest in or about or encumbering said real estate or any part thereof, and to deal with said real estate and every
part thereof in all other ways and for all other purposes as it would be lawful for any person owning the same in legal title 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, leased or mortgaged by said Trustee, or any successor in trust, be obliged to see the application of any purchase money, rent or money borrowed or advanced on said real estate, or
be obliged to see that the terms of this deed 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 Register 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 trust, 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 execute and deliver every such deed, trust deed, lease, mortgage or other
instrument and if the same is made to a successor or successors in title, that the successor or successors in title has been properly appointed and are fully vested with all the title,
estate, rights, powers, authorities, duties and obligations of its, his or their predecessor or predecessors.
This conveyance is made upon the express understanding and condition that the registered City Bank and Trust Co., individually or as Trustee, not its successor or successors in trust
shall incur any personal liability or be subjected to any claim, judgment or decree for or against it, they or any of their agents or attorneys in law, 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 amendments thereto, or for any loss or damage to property, real or personal, 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, yields and proceeds of said real estate, the income hereof being to vest in said Ford City
Bank and Trust Co. the entire legal and equitable title in fee simple, and to all of the real estate above described.
If the title to any of the above real estate is now or hereafter registered, the Register of Titles is hereby directed not to issue in the certificate of title or duplicate thereof, or
renewal, the words "in trust," or "with limitations," or words of similar import, in accordance with the statute in such case made and provided, and said Trustee
shall not be required to produce the Trust Agreement or a copy thereof, or any extracts therefrom, as evidence that any other charge or other debt involving the registered lands is in
accordance with the trust terms and meaning of the trust.
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, aforsaid Sandra T. Russell, hereunto set her hand and
seal this 30th day of August, 1984.
Sandra T. Russell (SEAL) (SEAL)
Sandra T. Russell (SEAL) (SEAL)

State of Illinois } I, the undersigned, a Notary Public in and for said County, in
County of Cook } SS. the state aforesaid, do hereby certify that Sandra T. Russell,
a spinster

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 30th day of August, 1984.
William H. Kruder
Notary Public

MAIL TO: FORD CITY BANK AND TRUST CO.
7601 South Cicero Avenue
Chicago, Illinois 60652

FORM NO. TD4
Reorder from ILLIANA FINANCIAL, INC.

BOX 333
only insert street address of above described property.

27 245 796
Document Number

END OF RECORDED DOCUMENT

Property of
AGB 9/23 dfo