

UNOFFICIAL COPY

DEED IN TRUST

COOK COUNTY, ILLINOIS
FILED FOR RECORD

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The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor EDWIN BERG, JR., a bachelor, GARY R. KEMPF, a bachelor, and WAYNE L. KEMPF and IRENE KEMPF, his wife of the County of Cook and State of Illinois for and in consideration of TEN and no/100 (\$10.00) Dollars, and other good and valuable considerations in hand paid, Convey and Warranty unto THE FIRST NATIONAL BANK OF HINSDALE, a corporation organized and existing under the laws of the United States of America, whose address is First and Lincoln, Hinsdale, Illinois 60521, as Trustee under the provisions of a trust agreement dated the 21st day of January 1980, known as Trust Number L-165 the following described real estate in the County of Cook and State of Illinois.

Lot 68 in Mill Creek, a planned Unit Development, being a subdivision of part of the North East quarter of Section 33, Township 37 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

23-33-206-020

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 portion thereof and to resubdivide said property as often as desired, to contract to sell, to grant options to purchase, to sell or any terms, to convey 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, in possession or reversion, by lease to commence in present or future, and upon any terms and for any period or periods of time, not exceeding 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 on the terms and provisions thereof at any time or times hereafter, to contract to make leases and to grant period or periods of time and to amend, change or modify, leases on 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 land or any part of the reversion and to contract respecting the manner of filing the amount of present or future rentals, to partition or to exchange said property, or any portion 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 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 any part of 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, fee, or money borrowed or advanced on said premises, or 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 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 instrument thereto and binding upon all beneficiaries (hereunder), (c) that said trustee 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 its, 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 out 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 hereby has hereunto set their hand and seal this 10th day of September 1984

Edwin Berg, Jr. (Seal) Gary R. Kempf (Seal)
Wayne L. Kempf (Seal) Irene R. Kempf (Seal)

Prepared by: William C. Dowd, 4001 W. 95th St., Oak Lawn, Ill.

State of Illinois the undersigned a Notary Public in and for said County, in County of Cook the state aforesaid, do hereby certify that EDWIN BERG, JR., a bachelor, GARY R. KEMPF, a bachelor, and WAYNE L. KEMPF and IRENE KEMPF, his wife,

personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as their 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 10th day of SEPTEMBER 1984

William C. Dowd
Notary Public

After recording return to:
THE FIRST NATIONAL BANK OF HINSDALE
First & Lincoln
Hinsdale, Illinois 60521
Attention: Trust Department

For information only insert address of above described property

Mail tax bills to:

Box 333

fn801

END OF RECORDED DOCUMENT

Property of
69-63-379 L

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
REVENUE
1600
10.00
07504
REAL ESTATE TRANSFER TAX
REVENUE
1600
10.00
Cook County
SEAL 1600