

UNOFFICIAL COPY

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27308398

This Indenture Witnesseth, That the Grantor Edward J. Flanagan
and Louise H. Flanagan, his wife

of the County of Cook and the State of Illinois for and in consideration
of ten and no hundredths Dollars,
and other good and valuable consideration in hand paid, Convey S and Warrant S unto
AVENUE BANK & TRUST COMPANY OF OAK PARK, a state banking corporation of 104 North Oak Park Avenue, Oak
Park, Illinois, its successor or successors, as Trustee under the provisions of a trust agreement dated the 15th
day of October 19 84 known as Trust Number 4119, the following described
real estate in the County of Cook and State of Illinois, to-wit:

LOT 42 IN BLOCK 2 IN THE SUBDIVISION OF PART OF THE NORTH
WEST 1/4 OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 12, EAST
OF THE THIRD PRINCIPAL MERIDIAN, AS SURVEYED FOR THE SUB-
URBAN HOME MUTUAL LAND ASSOCIATION, IN COOK COUNTY, ILLINOIS.

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No Revenue Stamps Required-No Taxable
Consideration. Exempt Under Ill. Real
Estate Transfer Tax Act, Sec. 4, Par. (a).
Avenue Bank & Trust Co. of Oak Park
By: Susan L. Stegman 10-18-84

I hereby declare that this transaction is exempt
from taxation under the River Forest Real Estate
Transfer Tax Ordinance by Paragraph 4 of
Section 2F of said Ordinance.

Avenue Bank and Trust Co. of Oak Park
BY: Susan L. Stegman 10-18-84

This instrument was prepared by:

Edward J. Flanagan
625 Ashland Avenue
River Forest, Illinois 60305

TO HAVE AND TO HOLD the said premises with the appurtenances, upon the trusts and for 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 re-
divide 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 leases to commence 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 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 or 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 easement 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 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 agreements; 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 amendment thereof and binding upon all beneficiaries thereunder, (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.

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And the said grantor S hereby expressly waive and release 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 S aforesaid have hereunto set their hand S and seal S this 15th day of October 1984.

27308398

(SEAL) Edward J. Flanagan
Edward J. Flanagan

Louise H. Flanagan (SEAL)
Louise H. Flanagan

STATE OF Illinois }
COUNTY OF Cook } ss.

I, the undersigned

a Notary Public in and for said County, in the State aforesaid, do hereby certify that Edward J. Flanagan and Louise H. Flanagan, his wife

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 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 16 day of October A.D. 1984

Norma J. Haworth
Notary Public.
My Commission Expires June 2, 1988

27308398 A - REC'D 4 4 84 10 10 52



BOX NO. 153
Matthewson & Hamblet

Beed in Trust

ADDRESS OF PROPERTY

625 Ashland Avenue

River Forest, Illinois 60305

AVENUE BANK & TRUST COMPANY

OF OAK PARK

104 N. Oak Park Avenue

Oak Park, Illinois 60301

FORM 8811 - Reorder from ILLIANA FINANCIAL, Inc.

END OF RECORDED DOCUMENT