

UNOFFICIAL COPY

DEED IN TRUST

85053961
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Quit Claim

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantors Donald J. Hart and Roberta O. Hart, his wife, of the County of Cook and State of Illinois for and in consideration of ten _____ Dollars, and other good and valuable consideration in hand paid, Convey and Quit Claim unto the Riverdale Bank, an Illinois banking corporation qualified to do trust business under and by virtue of the laws of the State of Illinois whose address is 13700 South Indiana Avenue, Riverdale, Illinois 60627 as Trustee under the provision of a Trust Agreement dated the 10th day of May, 19 85, known as Trust No. 205, the following described real estate in the county of Cook and the state of Illinois to wit:

Lot 1 (except the East 85 feet thereof and except that part heretofore dedicated for California Avenue, and also excepting that part of said Lot 1 bounded and described as: Beginning at a point on the West line of the East 85.00 feet of said Lot 1, 7.98 feet South of the North line of the West 1/2 of the North West 1/4 of said Section 11, said point being on the South line of said California Avenue (50 feet wide) as heretofore dedicated as per plat of dedicated dated June 24, 1963: thence South 77 degrees 19 minutes 23 seconds West on the last described line a distance of 90.00 feet to a point; thence South 09 degrees 04 minutes 37 seconds East, 140.00 feet to a point; thence North 89 degrees 37 minutes 00 seconds East, 64.28 feet to a point on the West line of the East 85.00 feet of Lot 1; thence North 0 degrees East on the last described line, 157.33 feet to the point of beginning; all in the partition of the East 1/2 of the West 1/2 of the North West 1/4 (except the South 25 acres and except the 1.31 acres in the north East corner lying North of the center of the road) in Section 11, Township 36 North, Range 14 East of the third Principal Meridian, in Cook County, Illinois. Permanent Tax Number: 2911 110 010 000 9961

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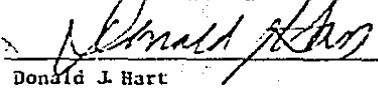

conveyed, contracted to be sold, leased or mortgaged by said Trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on said premises, or be obliged to see the terms of this trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of said Trustee, or to be authorized 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 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 in 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 any 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 Deeds 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 S hereby expressly waive _____ and release _____ any and all right of 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 at Ill on this 10th day of May 19 85.

 (Seal)  (Seal)
Donald J. Hart (Seal) Roberta O. Hart (Seal)

State of Illinois 1. Constance A. Hodges a Notary Public in and for said County, in
County of Cook the state aforesaid, do hereby certify that Donald J. Hart and Roberta O. Hart, his wife,

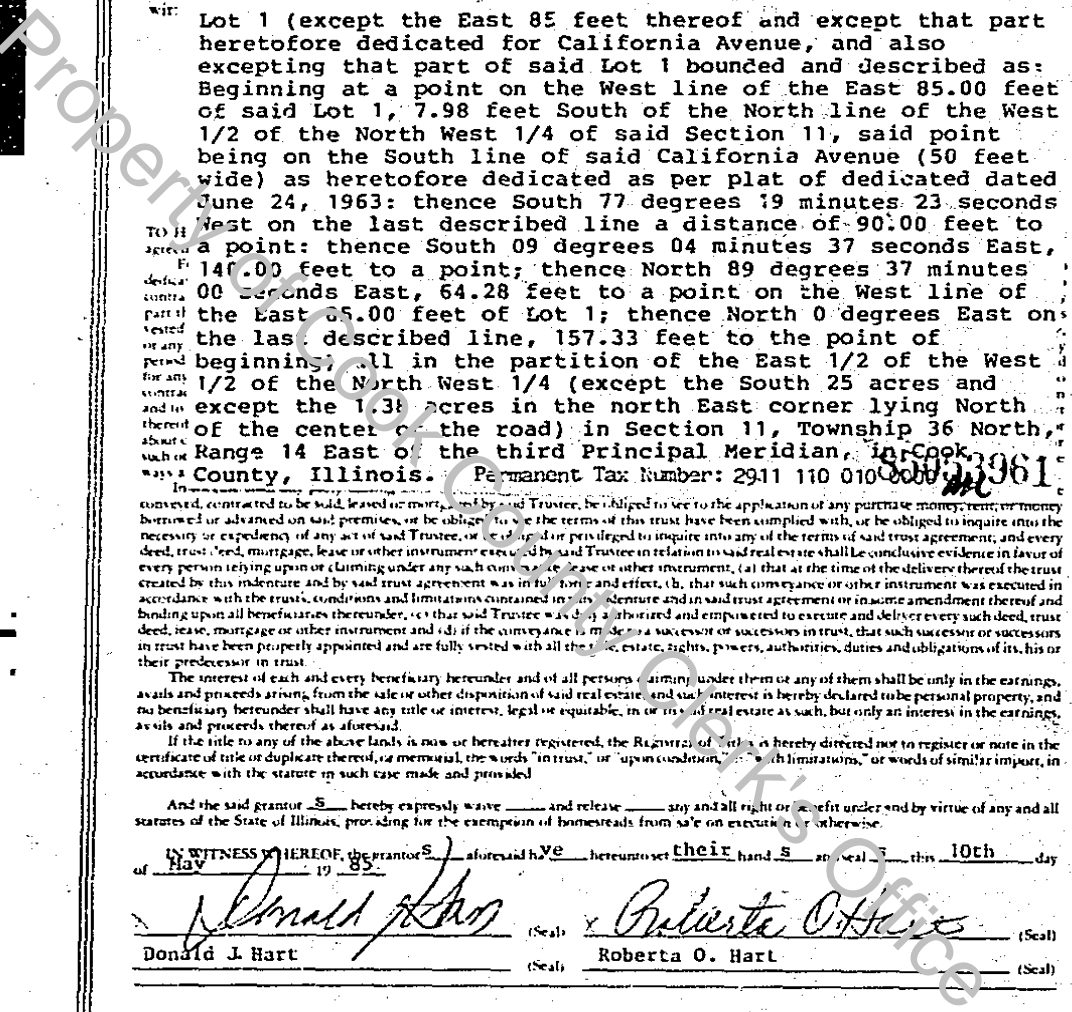
personally known to me to be the same person S, whose name S are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth including the release and waiver of the right of homestead Given under my hand and notarial seal this 10th day of May, 19 85.

My Commission Expires Jan. 6, 1986
 Notary Public

After recording return to:
Riverdale Bank 901 California Avenue, Dolton, IL 60419
Land Trust Department
13700 Indiana Avenue For information only insert street address of
Riverdale, IL 60627 above described property.

This document prepared by: Connie Hodges
13700 Indiana Avenue
Riverdale, IL 60627

1-800-010-0100



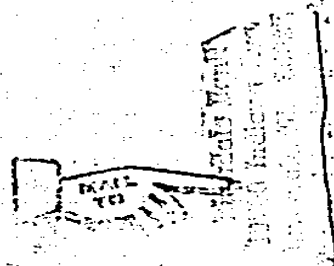
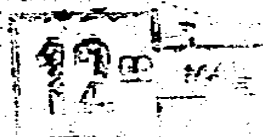
This space for affiling filers and Revenue Stamp
 85053961
 10/15/85
 Constance A. Hodges
 Notary Public

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Property of Cook County Clerk's Office

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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 or to purchase, to sell on any terms, to convey either with or without consideration, to convey said premises or any part thereof in a succession of successions in trust and to grant such successor or successors in trust all of the title, estate, powers and authorities vested in said trustee, to donate, to lease, 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 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 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, and 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 by gift, title or interest in or abate 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 the 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 to provide or 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, so 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, and 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 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 title, estate, rights, powers, authorities, duties and obligations of it, his or their predecessor in trust.

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And the said grantor S hereby expressly waive and release any and all right or benefit under any 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 10th day of May 19 85.

Donald J. Hart

Roberta O. Hart

State of Illinois
County of Cook

Constance A. Hodges, a Notary Public in and for said County, in the state aforesaid, do hereby certify that Donald J. Hart and Roberta O. Hart, his wife,

personally known to me to be the same person S whose name S 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 May, 1985

My Commission Expires Jan. 4, 1986

Notary Public

After recording return to:

Riverdale Bank
Land Trust Department
13700 Indiana Avenue
Riverdale, IL 60627

901 California Avenue, Dolton, IL 60419

For information only insert street address of above described property

This document prepared by: Connie Hodges
13700 Indiana Avenue
Riverdale, IL 60627

1 9 6 2 5 0 5 8

Constance A. Hodges

6/15/85

This space for affixing Notary and Revenue Stamps

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