

# UNOFFICIAL COPY

85145670

REAL ESTATE DEPARTMENT 8-5-4 4 5 3 /

This Indenture Witnesseth, That the Grantor HOWARD L. KING, divorced  
and not since remarried,

of the County of 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, Convey S and Warrant S unto the SOUTH  
HOLLAND TRUST & SAVINGS BANK a corporation duly organized and existing under the laws of the State of  
Illinois and qualified to do a trust business under and by virtue of the laws of the State of Illinois, as Trustee  
under the provisions of a trust agreement dated the 11th day of July 1985,  
known as Trust Number 7620 the following described real estate in the County of

Cook and State of Illinois, to-wit:  
Lot 34 in Block 6 in Hazel Crest Park, a Subdivision of the North 1/2 of  
the Northwest 1/4 of Section 30, Township 36 North, Range 14 East of the  
Third Principal Meridian, in Cook County, Illinois

subject to covenants, conditions and restrictions of record; public,  
private and utility easements and roads and highways, if any; general  
taxes for the year 1984 and subsequent years; and mortgage recorded  
December 31, 1984 as document no. 27389939, made to Northwest Mortgage,  
incorporated in the original principal amount of \$43,500.00, which  
mortgage grantee agrees to assume.

THIS INSTRUMENT WAS PREPARED BY:  
Richard L. Bernardi  
16333 South Halsted Street  
Harvey, IL 60426

permanent index number 29-30-102-011

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 part  
thereof, and to resubdivide 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 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 lease to commence in present or in futuro, 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 to amend, change or modify leases and their  
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 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 agreement; and every deed,  
trust deed, mortgage, lease or other instrument executed by said trustee in relation to said real estate shall be con-  
clusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instru-  
ment, (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's  
conditions and limitations contained in this Indenture and in said trust agreement or in some amendment thereof,  
and binding upon all beneficiaries thereunder and (c) that said trustee was duly authorized and empowered to execute  
and deliver every such deed, trust deed, lease, mortgage or other instrument.

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 dispositions 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 by  
virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execu-  
tion or otherwise.

In Witness Whereof, the grantor aforesaid has hereunto set his hand and

seal this 7th day of August 1985  
Howard L. King (SEAL) \_\_\_\_\_ (SEAL)  
HOWARD L. KING (SEAL) \_\_\_\_\_ (SEAL)

(50297)

51070588 Cleland

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STATE OF ILLINOIS

COUNTY OF COOK

I, Doreen M. Baird, a notary public

Notary Public in and for said County, in the State aforesaid, do hereby certify that

HOWARD I. KING, divorced and not since remarried

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 he signed, sealed and delivered the said instrument as his free and voluntary act, for the use and purposes therein set forth, including the release and waiver of the right of homestead.

GIVEN under my hand and seal this

day of A. D. 19

[Signature of Doreen M. Baird]

Notary Public.



DEPT. OF RECORDING

760222 7644 2402 09/14/85 11:39 AM

\* 154 \* 3 \* 85-145670

TRUST NO.

Deed In Trust

WARRANTY DEED

TO

SOUTH HOLLAND TRUST

& SAYINGS BANK

TRUSTEES

South Holland, Illinois

85-145670

Property of Cook County Clerk's Office