

DEED IN TRUST

UNOFFICIAL COPY

85311658

(ILLINOIS)

(The Above Space For Recorder's Use Only)

THE GRANTOR MARY PAT MILLER, a widow and not since remarried, the
of the County of Cook and State of Illinois, for and in consideration
of Ten (\$10.00) Dollars,
and other good and valuable considerations in hand paid, Conveys and (WARRANT/QUIT CLAIMS)*
unto JESSE J. JOHNSON, JR., 6945 S. Crandon Ave., Chicago, Illinois

(NAME AND ADDRESS OF GRANTEE)
as Trustee under the provisions of a trust agreement dated the 7th day of November
1985, and known as Trust Number 1301 (hereinafter referred to as "said trustee," regardless of the number
of trustees,) and unto all and every successor or successors in trust under said trust agreement, the following described real estate
in the County of Cook and State of Illinois, to wit: Perm. No. 25-18-319-031

Lots 29 and 30, and that part of Lot 31 lying South of a line 25
feet South of the North line of Lot 31 in the Resubdivision of
Block N in Morgan Park, according to the Plat thereof recorded
February 13, 1889 in Book 32 of Plats, Page 40 in Cook County, Ill.
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 are hereby granted to said trustee to improve, manage, protect and subdivide said premises or
any part thereof; to dedicate, make, streets, highways or alleys; 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 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 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 198 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 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 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 otherwise disposed of 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 conclusive evidence in favor of every person relying
upon or claiming under any such conveyance, lease or other instrument, at that time of the delivery thereof of 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 thereof; (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 his, 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 Title is hereby directed not to register
or note in the certificate of title or duplicate thereof, or memorial, the words "in trust," or "in condition," or "with limita-
tions," 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 execution or otherwise.

In Witness Whereof, the grantor aforesaid has hereunto set her hand and seal this 8th
day of November, 1985

(SEAL) Mary Pat Miller (SEAL)
Mary Pat Miller (SEAL)

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 Mary Pat Miller, a widow and not since remarried
heir-at-law of William L. Miller, deceased 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 official seal, this 8th day of November, 1985

Commission expires 9/13 1988
James A. Koleno
NOTARY PUBLIC

This instrument was prepared by James A. Koleno, 12130 S. Western Ave. Blue Island, Ill.
(NAME AND ADDRESS) 60406

*USE WARRANT OR QUIT CLAIM AS PARTIES DESIRE

MAIL TO: TERRA INVESTMENTS, INC.
12130 So. Western Ave.
Blue Island, Illinois 60406

ADDRESS OF PROPERTY:
11076 S. Longwood Dr., Chgo.

THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES
ONLY AND IS NOT A PART OF THIS DEED.

SEND SUBSEQUENT TAX BILLS TO:
(Name)

OR RECORDER'S OFFICE BOX NO. (Address)

AFFIX "RIDERS" OR REVENUE STAMPS HERE
County of Cook, Illinois
Date 11/5/85
Jesse Johnson

85311658

DOCUMENT NUMBER

UNOFFICIAL COPY

Deed in Trust

MARY PAT MILLER

TO

JESSE J. JOHNSON, JR., AS TRUSTEE

U?T # 1301

GEORGE E. COLE,
LEGAL FORMS

Property of Cook County Clerk's Office



85-311658

DEPT-01 RECORDING \$11.25
THILL TRAN 1195 12/05/85 15:00:00
#2038 # 2 * 85-311658