

UNOFFICIAL COPY

DEED IN TRUST

533-16356



118954-2

THIS INDENTURE WITNESSETH, That the Grantor, **EILEEN C. BURNS**, as Executor of the Will of Kathryn F. Coughlin deceased, * of the County of **Cook** and State of **Illinois** for and in consideration of **Seventy Two Thousand and no/100 - - - - \$72,000.00) - - - - -** dollars, and other good and valuable considerations in hand paid, Conveys and Warrants unto **RIVERSIDE NATIONAL BANK**, a national banking association, **15 Riverside Road, Riverside, Illinois 60546**, its successor or successors, as Trustee under a trust agreement dated the **23rd day of December 1985**, known as Trust Number **409**, the following described real estate in the County of **Cook** and State of **Illinois**, to-wit:

SEE LEGAL ATTACHED

*By virtue of Letters Testamentary issued to her by the Circuit Court of Cook County, State of Illinois, and in exercise of the power of sale granted to her in and by said Will, and in pursuance of every other power and authority in her enabling, SUBJECT TO COVENANTS, conditions and restrictions of record; terms, provisions, covenants and conditions of the Declaration of Condominium; limitations and conditions imposed by the Condominium Property Act; special taxes or assessments for improvements not yet completed; unconfirmed special taxes or assessments; and general taxes for year 1985 and subsequent years.

(Permanent Index No. 15-02-420-017-1023) **ATT**

TO HAVE AND TO HOLD the real estate with its appurtenances upon the trusts and for the uses and purposes herein and in the trust agreement set forth.

Full power and authority is hereby granted to said trustee with respect to the real estate or any part or parts of it and at any time or times to subdivide and resubdivide, to dedicate parts, streets, highways or alleys and to make any subdivision or part thereof, to execute contracts to sell or exchange, or execute grants of options to purchase, to execute contracts to sell on any terms, or convey either with or without consideration, to convey the real estate, in part or in whole, 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 the trustee to donate, to mortgage, or otherwise encumber the real estate, or any part thereof, to execute leases of the real estate, or any part thereof, from time to time, in possession or reversion, by leases to commence at present or in the future, and upon any terms and for any period or periods of time, not exceeding 99 years, and to execute renewals or extensions of leases upon any terms and for any period or periods of time and to execute amendments, changes or modifications of leases and the terms and provisions thereof at any time or times hereafter, to execute contracts to make leases and to execute options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to execute contracts respecting the manner of fixing the amount of present or future rents, to participate or exchange in for other real or personal property, to execute grants of easements or charges of any kind, to release, convey or assign any right, title or interest in or about or to any part or parts appurtenant to the real estate or any part thereof, and to deal with the title to said real estate and every part thereof in all other ways and for such other considerations as it would be lawful for a person owning the title to the real estate to deal with it, whether similar to or different from the ways above specified and at any time or times hereafter.

In no case shall any party dealing with said trustee in relation to the real estate, or any part or parts of the real estate or any part thereof shall be deceived, contrived to be sold, leased or mortgaged by the trustee, be obliged to see in the application of any purchase money, term, or money hereunder or advanced on the real estate, or be obliged to see that the terms of the trust have been complied with, or be obliged to inquire into the necessity or expediency of his act of the trustee, or be obliged to inquire into any of the terms of the trust agreement, and every deed, trust deed, mortgage, lease or other instrument executed by the trustee in relation to the real estate shall be conclusively evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument, as that at the time of the delivery thereof the trust created hereon and by the trust agreement was in full force and effect. It is further covenanted and warranted that such conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained herein and in the trust agreement or in any amendments thereof and binding upon all beneficiaries, so that the trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument and, if the trustee 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 the trust.

This conveyance is made upon the express understanding and condition that neither **RIVERSIDE NATIONAL BANK**, individually or as Trustee, nor its successor or successors in trust shall incur any personal liability to be subjected to any claim, judgment or decree for anything in or by or for or their assets or interests may or come to do or above the said real estate or under the provisions of this Deed or said Trust Agreement or any amendment thereof, or for claims or judgments or decrees for anything in or by or for or their assets or interests may or come to do or above the said real estate or under the provisions of this Deed or said Trust Agreement or any amendment thereof, and all such liability being hereby expressly waived and released. Any contract, obligation or indebtedness incurred or entered into by the Trustee in connection with said real estate may be entered into by it in the name of the other beneficiaries under said Trust Agreement as their attorney-in-fact, hereby irrevocably appointed for such purposes, or in the name of the Trustee, in its own name, as Trustee of an express trust and not individually, and the Trustee shall have no liability whatsoever with respect to any such contract, obligation or indebtedness except only so far as the trust property and funds in the actual possession of the Trustee shall be applicable for the payment and discharge thereof. All persons and corporations, their executors and administrators shall be charged with notice of this condition from the date of the filing for record of this Deed.

The interest of each beneficiary under the trust agreement and of all persons claiming under them or any of them shall be only in the possession, earnings, and the profits and proceeds arising from the sale, mortgage or other disposition of the real estate, and such interest is hereby declared to be personal property, and no beneficiary shall have any title or interest, legal or equitable, in or to the real estate as such, but only an interest in the possession, earnings, profits and proceeds thereof as aforesaid.

If the title to any of the above lands is now or hereafter registered in the Registrar of Titles, it is hereby directed to register or note in the public office of title or duplicate thereof, or otherwise, 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 S and release S any and all right or benefit under and by virtue of any and all laws of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

In Witness Whereof, the grantor aforesaid has S hereunto set her hand and seal this **23rd** day of **December**, 19**85**

(SEAL) **EILEEN C. BURNS**, Executor of the Will of Kathryn F. Coughlin (SEAL)

State of **Illinois** }
County of **Cook** } ss
Paul J. Proteau, a Notary Public in and for said County, in the state aforesaid, do hereby certify that **Eileen C. Burns**, Executor of the Will of Kathryn F. Coughlin, 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 notarial seal this **23rd** day of **December** 19**85**

THIS DOCUMENT PREPARED BY: **Paul J. Proteau**, 140 Marengo, Forest Park, Ill. Unit 405

Attorney **Paul J. Proteau**
115 South Marion Street,
Oak Park, Illinois 60302

File this document only insert street address
of the real estate described property.

533-16356

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DEPT-01 RECORDING
*RECORDING FEE \$12.25
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Unit 405 together with an undivided 2.96 percent interest in the common elements in Ramar South Tower Condominium as delineated and defined in the Declaration recorded as Document Number 20555453 in the Southeast 1/4 of Section 12, Township 39 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois



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DEED IN TRUST

TRUST NO.

TO

RIVERSIDE NATIONAL BANK
Riverside, Illinois
Trustee