

UNOFFICIAL COPY

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DEED IN TRUST

Quit Claim

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor CONSTANCE A. HODGES, a never married woman, 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 consideration in hand paid, Conveys and Quit Claims 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 9th day of January, 19 86, known as Trust No. 260, the following described real estate in the county of Cook and the state of Illinois to wit: Unit 1 Area 4 as delineated on survey of certain areas or parts thereof of Lot 1 of Somerset being a subdivision of part of the South East 1/4 of the South West 1/4 of Section 25, Township 37 North, Range 12, East of the Third Principal Meridian, (hereinafter referred to as Parcel), which survey is attached to Declaration of Condominium made by the First National Bank of Evergreen Park, as Trustee under Trust Agreement dated May 15, 1969, known as Trust Number 1721, recorded in the office of the Recorder of Deeds of Cook County, Illinois as Document No. 22177430 and re-recorded as Document No. 22258245, as amended from time to time together with its undivided percentage interest in said Parcel (excepting from said Parcel all the property and space comprising all the units thereof as defined and set forth in said Declaration and survey), all in Cook County, Illinois. P.I.N. 23-26-300-119-1021 S.B.

TO HAVE AND TO HOLD 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 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 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, 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 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 the 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, (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 the same 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 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 execution or otherwise.

IN WITNESS WHEREOF, the grantor aforesaid has hereunto set her hand and seal this 1st day of AUGUST 19 86

(Seal) Constance A. Hodges (Seal)  
 (Seal) CONSTANCE A. HODGES (Seal)

State of Illinois I, the undersigned, a Notary Public in and for said County, in the state aforesaid, do hereby certify that Constance A. Hodges, a never married woman,

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 8th day of August, 19 86

Frank B. Russo, Jr.  
 Notary Public My commission expires 11/14/88

After recording return to: 12634 London Lane  
Palos Heights, IL 60463  
 For information only insert street address of above described property.

This document prepared by: Terrence E. Budny  
Three First National Plaza  
Suite 3200  
Chicago, Illinois 60602

BOX 933-HV

70-64-660 D3

Section 4. Promptly after recording of Paragraph E. Real Estate Transfer Tax Job

Signature of Representative  
 Date 1-22-86

This space for affixing Stamps and Revenue Stamps

11.00

Document Number

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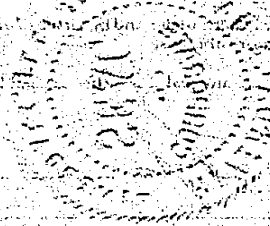
THE UNDERSIGNED, JAMES M. COOK, Clerk of Cook County, Illinois, do hereby certify that the within and foregoing is a true and correct copy of the original as the same appears on the records of the County Clerk's Office, Cook County, Illinois, this 29th day of September, 1966.

JAMES M. COOK, Clerk of Cook County, Illinois

COOK COUNTY, ILLINOIS  
 FILED FOR RECORD  
 1966 SEP 29 PM 3:24

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Property of Cook County Clerk's Office



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BOX 833-HA