

The grantor s James B. Stephons and Helen B. Stephons, his wife,

of the County of Cook and State of Illinois for and in consideration of Ten and No/100ths (\$10.00) dollars,

and other good and valuable considerations in hand paid, convey and warrant/QUICKMART unto The First National Bank of Highland Park, a national banking association of the United States of America, and qualified to accept and execute trusts under the laws of Illinois, as trustee under the provisions of a trust agreement dated the 20th day of July 19 77, known as Trust No. 2360, the following described real estate

in the County of Cook and State of Illinois, to wit:

Lot 13 in Marshall's Subdivision of Lot 4 in County Clerks Division of part of the South West Fractional Quarter of Section 30, Township 41 North, Range 14 East of the Third Principal Meridian North of the Indian Boundary Line in Cook County, Illinois.

Permanent Real Estate Index No. 11-30-315-011-0000 *T.P. 17346 n. Hoyle*  
This Instrument was prepared by: John A. Keating, Suite 2090, 1603 Orrington, Evanston, Illinois 60201

11.00

51104-80662-01 - JC

Revenue stamps on Reverse Side

To have and to hold the said premises with 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 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 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, 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 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, (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.

This conveyance is made upon the express understanding and conditions that neither The First National Bank of Highland Park, individually or as trustee, nor its successor or successors in trust shall incur any personal liability or be subjected to any claim, judgment or decree for anything it or they or its or their agents or attorneys may do or omit to do in or about the said real estate or under the provisions of this deed or said trust agreement or any amendment thereto, or for injury to person or property happening in or about said real estate, any 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 then beneficiaries under said trust agreement as their attorney-in-fact, hereby irrevocably appointed for such purposes, or, at the election of the trustee, in its own name, as trustee of an express trust and not individually (and the trustee shall have no obligation 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 whomsoever and whatsoever shall be charged with notice of this condition from the date of the filing for record of this deed.

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 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 s hereby expressly waive and release 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 s aforesaid have hereunto set their hand s and seal s this 20th day of December 19 85  
Helen B. Stephons (SEAL) James B. Stephons (SEAL)  
(SEAL) (SEAL)

UNOFFICIAL COPY

TRUST NO.

DATE

DEED IN TRUST

MAIL To

THE FIRST NATIONAL BANK OF HIGHLAND PARK

313 CENTRAL AVENUE HIGHLAND PARK, ILLINOIS 60035

BOX 553 - CA

CITY OF CHICAGO REAL ESTATE TRANSACTION TAX DEPT. OF REVENUE JAN 3-88 728.75

CITY OF CHICAGO REAL ESTATE TRANSACTION TAX DEPT. OF REVENUE JAN 3-88 728.75

Permanent tax I.D. number for information only. 11-30-315-011-0000

Mail real estate tax bills to: SCHEPMEYER & Co. AGENT 1611 STEWART AVE. EVANSTON, ILL. 60201

This document prepared by: John A. Keating-Suite 2090 1005 Orrington Avenue Evanston, Illinois 60201

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STATE OF ILLINOIS REAL ESTATE TRANSACTION TAX DEPT. OF REVENUE JAN 3-88 145.75

COOK COUNTY ILLINOIS REAL ESTATE TRANSACTION TAX DEPT. OF REVENUE JAN 3-88 145.75

COOK COUNTY ILLINOIS DEED RECORD 1985 JAN -6 APR 30 04

86003786

STATE OF ILLINOIS COUNTY OF Cook ss.

I, John A. Keating, a Notary Public in and for said County, in the State aforesaid, do hereby certify that James B. Stephens and Helen B. Stephens, his wife, personally known to me to be the same person as whose name they 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 notary seal this 20th day of December 19 85. My Commission expires: 8/1/89

Notary Public [Signature]

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