

# UNOFFICIAL COPY DEED IN TRUST

This Indenture Witnesseth That the Grantor (s) \_\_\_\_\_

86026236

A. F. ROBERS also known as ARDELL F. ROBERS

1606 Fortune Drive, Clearwater

of the County of Pinellas and State of Florida

for and in consideration of

Ten and 00/100 (\$10.00)

Dollars.

and other good and valuable considerations in hand, paid Convey Quit-Claim Warrant unto the INDEPENDENT TRUST CORPORATION, 1301 W 22nd St. Suite 702, Oak Brook, Illinois 60521, a corporation of Illinois, as Trustee under the provisions of the Trust Agreement

dated the 10th day of December

19 85 known as Trust Number 311

the following described real estate in the

County of Cook and State of Illinois, to-wit

Lot 6 in Scoville's Addition to Harlem, a Subdivision of Lots 8 to 11 inclusive, 19, 20, 28, 29, 34, 35, 44 and 45 in Denton's Subdivision in Section 7, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Property Index Number: 16-07-302-003

Oak Park Real Estate Transfer Tax \$500

Oak Park Real Estate Transfer Tax \$50

Oak Park Real Estate Transfer Tax \$500

Oak Park Real Estate Transfer Tax \$25

Subject to conditions, covenants and restrictions of record; private, public and utility easements; existing leases and tenancies; and general real estate taxes for the years 1985, 1986 and subsequent years;

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 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 the 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 or modify leases and the terms and provisions thereof at any time or times hereafter, to contract to make leases and 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 changes 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 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 her, predecessors in trust.

This conveyance is made upon the express understanding and condition that neither Independent Trust Corporation individually or as Trustee, nor its successor or successors in trust shall incur any personal liability or be subjected to any claim, judgement or decree for anything if 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 objection 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 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 his hand and

seal this 10th day of December

19 85

X A. F. Robers (SEAL)

X Ardell F. Robers (SEAL)

A. F. Robers (SEAL)

Ardell F. Robers (SEAL)

Property Address: 1031-1035 South Blvd. Oak Park, Illinois

Document prepared by: Michael G. Artery 274 Walker Clarendon Hills, IL

Permanent Real Estate Tax Number

16-07-302-003

Box 97 Laurie Walker

S1073261 (KL)

S6026236

UNOFFICIAL COPY

TRUST No. ....

DEED IN TRUST

TO

INDEPENDENT TRUST CORPORATION  
TRUSTEE

PROPERTY ADDRESS

Mail To:

**INTRUST**

INDEPENDENT TRUST CORPORATION

1301 W. 22nd Street • Suite 702  
Oak Brook, Illinois 60521

932262098



Property of Cook County Clerk's Office

DEPT-01 RECORDING \$11.00  
1#1111 TRAM 4429 01/21/86 12:25:00  
#6778 # 2 \* 86-026236

STATE OF ILLINOIS } ss. I,  
COUNTY OF DUPAGE }  
MICHAEL G. ARTERY  
A Notary Public, in and for said County, in the state aforesaid, do hereby certify that  
A. F. Roberts also known as Ardell F. Roberts  
personally known to me to be the same person \_\_\_\_\_ whose name \_\_\_\_\_ 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 uses and purposes therein set forth, including the release  
and waiver of the right of homestead.  
GIVEN under my hand and Notarial Seal this \_\_\_\_\_ 10th \_\_\_\_\_ day  
of \_\_\_\_\_ 19 85  
\_\_\_\_\_ Notary Public