

UNOFFICIAL COPY

DEED IN TRUST

86123272

Quit Claim

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor Gregory J. Petrone, a bachelor,

of the County of Cook and State of Illinois for and in consideration of Ten Dollars, and other

good and valuable consideration in hand paid, Convey and Quit Claim 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 24th day of March, 1986, known as Trust

No. 274, the following described real estate in the county of Cook and the state of Illinois to

wit: Lot Four (4) (except the West seventy-three (73) feet and the East one

hundred forth-three and forty-five one hundredths (143.45) feet) and Lot five

(5) (except the West seventy-three (73) feet and the East one hundred forth-three

and forth-five one hundredths (143.45) feet) in Percy Wilson's Third Addition to

Harvey Highlands, a Subdivision of the South twenty-five (25) acres (except the

right of way conveyed to the Chicago and Southern Traction Company) of the North

East quarter of the South East quarter of Section Twenty (20), Township thirty-

six (36) North, Range fourteen (14) East of the Third Principal Meridian according

to the Plat thereof recorded November 26, 1945, as document 13665762 in Cook

County, Illinois. P.I.N.: 29-20-405-020-0000. TP

TO HAVE AND TO HOLD the 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 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 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 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 to 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 in a 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 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 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 other title.

IN WITNESS WHEREOF, the grantor aforesaid has hereunto set his hand, and seal, this 24th day

of March 19 86

Gregory J. Petrone (Seal)

Gregory J. Petrone (Seal)

State of Illinois, the undersigned, a Notary Public in and for said County, in

County of Cook the state aforesaid, do hereby certify that Gregory J. Petrone, a

bachelor,

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 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 24th day of March, 19 86

My Commission Expires Jan. 4, 1988

Notary Public

After recording return to: 337 East 164th Street Harvey, IL 60427

Riverdale Bank Land Trust Department 13700 Indiana Avenue Riverdale, IL 60627

For information only insert street address of above described property.

This document prepared by: Connie Hodges 13700 Indiana Avenue Riverdale, IL 60627

Buyer, Seller, Lender, etc. Date 3/31/86

This space for affixing Riders and Revenue Stamps

Document Number

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