

MT# 30987CR

12.00

THIS INDENTURE WITNESSETH, that the Grantor s, CRAIG E. BLOHM AND DESIREE C. BLOHM, HIS WIFE, AS JOINT TENANTS of the County of Cook and State of Illinois, for and in consideration of the sum of Ten and No/100ths Dollars, (\$ 10.00), in hand paid, and of other good and valuable considerations, receipt of which is hereby duly acknowledged, Convey and Warranty unto Interstate Bank of Oak Forest, an Illinois banking corporation with its principal office in Oak Forest, Illinois, and duly authorized to accept and execute trusts within the State of Illinois, as Trustee under the provisions of a certain Trust Agreement, dated the 1st day of May, 1986 and known as Trust Number 86-67, the following described real estate in the County of Cook and State of Illinois, to-wit:

Lot 215 Block 29 in WINSTON PARK UNIT 5, being a Subdivision of part of the Northwest 1/4 and also the West 1/2 of the Southwest 1/4 of the Northeast 1/4 of Section 35, Township 36 North, Range 13, East of the Third Principal Meridian, in the City of Country Club Hills, Illinois, according to the plat thereof recorded in the Cook County Recorder's Office as Document 21810812 on February 17, 1972 and filed in the Office of the Registrar of Titles of Cook County, Illinois on January 26, 1972 as Document 2604946 and Certificate of Correction registered on September 6, 1972 as Document 2646492.

SUBJECT TO: General taxes for the year 1986 and subsequent years and to closing day, covenants, conditions and restrictions of record, private, public and utility easements and roads and highways, if any, existing leases and tenancies,

TO HAVE AND TO HOLD the said real estate 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 with respect to the real estate or any part or parts of it, and at any time or times to improve, manage, protect and maintain said real estate or any part thereof, to divide the same into lots, streets, highways or alleys and to convey any subdivided or part thereof, and to redivide said real estate or any part thereof, in contract or in fee, to grant options to purchase, to sell on any terms, to convey with or without consideration, to convey said real estate or any part thereof in a successive or successive 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 real estate, or any part thereof, to lease said real estate, or any part thereof, from time to time, in part or in whole, by lease to commence in the present or in the 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 lease 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 real estate or any part thereof, in part or in whole, by lease to commence in the present or in the future, in partition or to exchange said real estate, or any part thereof, or 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 appurtenant to said real estate or any part thereof, and to deal with said real estate and every part thereof in all other ways and for such other considerations as would be lawful for any person owning the same to deal with the same, whether in title or different from the ways above specified, at any time or times hereafter.

In no case shall any party dealing with said Trustee, or any successor in trust, in relation to said real estate, or to whom said real estate or any part thereof shall be conveyed, contracted to be sold, lease, let, mortgaged by said Trustee, or any successor in trust, be obliged to see to the application of any purchase money, rent or money borrowed or advanced on the trust property, or be obliged to see that the terms of the trust have been complied with, or be obliged to inquire into the authority, 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, or any successor in trust, in relation to said trust property 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 deed 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 herein and in said Trust Agreement and in all amendments thereto, if any, and its binding upon all beneficiaries thereunder, and (c) that said Trustee, or any successor in trust, 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 successor in trust, that such successor or successor in trust have been properly appointed and are fully vested with all the title, estate, rights, powers, authorities, duties and obligations of the title of their predecessor in trust.

This conveyance is made upon the express understanding and condition that the Trustee, neither 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 in or by or for or their agents or attorney's 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 Trustee or its successor in trust, or by any agent or attorney in fact, hereby expressly appointed for such purposes, or at the election of the Trustee, in its own name, as Trustee or as 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 the condition from the date of the filing for record of this deed.

The interest of each and every beneficiary hereunder and under said Trust Agreement and of all persons claiming under them or any of them shall be only in the earnings, rents and proceeds arising from the sale of any real or personal property, 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 trust property as such, but only an interest in the earnings, rents and proceeds thereof as aforesaid, the title herein being to vest in the Trustee the entire legal and equitable title in fee simple, in and to all of the trust property above described.

If the title to any of the trust property 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 limitation", 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 to benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homestead from sale on execution or otherwise.

IN WITNESS WHEREOF, the Grantor s, aforesaid in VO hereunto set their hand s and seal s this 1st day of May, 1986.

Craig E. Blohm (Seal) Desiree C. Blohm (Seal) CRAIG E. BLOHM DESIREE C. BLOHM

STATE OF ILLINOIS COUNTY OF COOK PIN: 28-35-115-010 TP

I, JOHN J. O'DONNELL, a Notary Public in and for said County, in the State aforesaid, do hereby certify that CRAIG E. BLOHM AND DESIREE C. BLOHM, HIS WIFE

personally known to me to be the same persons whose name s and s 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 Notarial Seal this 1st day of May, 1986. Commission expires July 26 1989. John J. O'Donnell NOTARY PUBLIC

MAIL TO: BERRY GROVE (Name) 17761 CTRY CLUB LN (Address) C. C. Hills, IL 60477 (City, State and Zip) BOX 527

DOCUMENT PREPARED BY: SOKOL AND MAZIAN 60 Orland Square Drive, Suite 301 ORLAND PARK, IL 60477 SEND SUBSEQUENT TAX BILLS TO: Mr. Berry Grove (Name) 3910 W. 178th Place, Country Club Hills, IL 60477 (Address)

OR RECORDER'S OFFICE BOX NO.

ADDRESS OF PROPERTY: 3910 W. 178th Place, Country Club Hills, Illinois 60477 THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES ONLY AND IS NOT A PART OF THIS DEED.

AFFIX RIDERS' OR REVENUE STAMPS HERE

DOCUMENT NUMBER

86180875

UNOFFICIAL COPY

special taxes or assessments for improvements not yet completed. Mortgage dated February 21, 1986 and recorded March 3, 1986, as document no. 86082854, made by Craig E. Blohm and Desiree C. Blohm, his wife, to WestAmerica Mortgage Company, to secure an indebtedness of \$43,000.00.

Cook County
REAL ESTATE TRANSACTION TAX
REVENUE STAMP
APR 15 1986
00-50

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEPT. OF REVENUE
APR 15 1986
00-50

86082854

1986 APR -7 PM 12:13

SPRINGFIELD ILLINOIS

86180875

PROPERTY OF COOK COUNTY CLERK'S OFFICE

RETURN TO: Interstate Bank of Oak Forest
15633 South Cicero Avenue
Oak Forest, Illinois 60452

TRUST NO. _____

DEED IN TRUST

(WARRANTY DEED)

TO

**Interstate Bank
of
Oak Forest**
Oak Forest, Illinois
TRUSTEE