

DEED IN TRUST UNOFFICIAL COPY

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COOK COUNTY

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THIS INDENTURE WITNESSETH, THAT THE GRANTOR, BERNICE HAAS, A Widow and not since remarried of the County of Cook and State of Illinois for and in consideration of the sum of Ten and no/100 Dollars \$ 10.00

in hand paid, and of other good and valuable considerations, receipt of which is hereby duly acknowledged.

Convey and Warrant unto HERITAGE COUNTY BANK AND TRUST COMPANY, an Illinois Corporation as Trustee under the provisions of a certain Trust Agreement, dated the 29th

day of April 19 86, and known as Trust Number 2845, the following described real estate in the County of Cook and State of Illinois, to-wit:

Lot 45 and the South 11.5 feet of Lot 46 in Block 9 in Walter T. Davis Addition to Beverly Hills, said addition being a subdivision of Block 9 and 14 in the Subdivision of that part lying westerly of the right of way west of the main line of the Chicago, Rock Island and Pacific Railroad of the South 1/2 of Section 5, Township 37 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois (except the South 200 feet of the West 132 8/10 feet of said Block 14) in Cook County, Illinois. Subject to general taxes for 1985 & subsequent years; Covenants & Restrictions. PIN# 25-05-302-050-0000

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 to improve, manage, protect and subdivide said real estate or any part thereof, to dedicate parks, streets, highways or alleys, and to vacate any subdivision or part thereof, and to resubdivide said real estate 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 real estate 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 mortgage, to lease, to encumber said real estate, or any part thereof, to lease said real estate, or any part thereof, from time to time, in possession or reversion, by lease 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 lease 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, to change, to 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 leasing the amount of present or future rentals, to partition or to exchange said real estate, or any part thereof, for other real or personal property, to grant easements or charges of any kind to release a duty or assign any right, title or interest in or about or concerning appurtenances 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 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 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, leased, mortgaged, encumbered, or any successor in trust, be obliged to see to the application of any purchase money, rent or money so received, or to inquire into said real estate, or to be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the authority of any successor in trust, or any successor in trust, 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 real estate shall be conclusive evidence in favor of every person (including the Registrar of Titles of said County) relying upon or claiming under and such conveyance, lease or other instrument, as if at the time of the Registry thereof the trust created by this indenture and by said Trust Agreement, as in full force and effect, and 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 all amendments thereof, if any, and binding upon all beneficiaries hereunder, and 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 that 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 or predecessors in trust.

This conveyance is made upon the express understanding and condition that the said Heritage Bank and Trust Company, individually or as Trustee, nor its successor or successors in trust shall incur any personal liability, or be held liable as an assignee or as a surety for any debt of or they or its agents or attorneys may incur or contract to incur, in relation to the said real estate, or 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, and all such liabilities being hereby expressly waived and released. Any contract, obligation or indebtedness incurred or contracted by the Trustee or a successor in trust with said real estate may be entered into by it in the name of the then beneficiary under said Trust Agreement as their agent in fact, hereby irrevocably appointed for such purposes, or at the election of the Trustee or its successor in trust, as trustee of an express trust and not in discharge, and the Trustee shall have no obligation whatsoever with respect to any such contract, obligation or indebtedness except insofar as the trust property in 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 indenture from the date of its filing hereon.

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, avails and proceeds arising from the sale or any 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 set forth in the provisions hereof being contained in said Heritage Bank and Trust Company, the entire legal and equitable title in fee simple, in and to all of the real estate above described.

If the title to any of the above real estate is now or hereafter registered, the Registrar of Titles is hereby requested 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 exemption of homesteads from sale on execution or otherwise.

In Witness Whereof, the grantor, aforesaid has hereunto set her hand and seal this 13th day of May 1986.

Bernice Haas (Signature) [SEAL] Bernice Haas [SEAL]

STATE OF Illinois County of Cook Harry E. De Bruyn A Notary Public in and for said County, in the State aforesaid, do hereby certify that BERNICE HAAS, a Widow and not since remarried

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 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 13th day of May 1986. Harry E. De Bruyn Notary Public

HERITAGE COUNTY BANK AND TRUST COMPANY Box 333 451

9109 S. Laflin St., Chicago, IL For information only, insert street address of above described property.

STATE OF ILLINOIS REAL ESTATE TRANSFER TAX DEPT. OF REVENUE 37.00

REAL ESTATE TRANSFER TAX DEPT. OF REVENUE 37.00

CITY OF CHICAGO REAL ESTATE TRANSFER TAX DEPT. OF REVENUE 37.00

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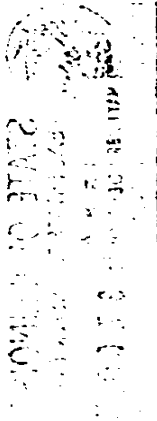
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