

The above space for recorder's use only

THIS INDENTURE WITNESSETH. That the Grantors JAMES HENRY BLACK and BONNIE L. BLACK, his wife, 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 Warranty unto LAGRANGE BANK & TRUST COMPANY, a banking corporation duly organized and existing under the laws of the State of 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 23rd day of May 1986, and known as Trust Number 8376, the following described real estate in the County of Cook and State of Illinois, to-wit:

Lot 32 and the North 2/3 of Lot 31 in Block 18 in Southfield, being a subdivision of Blocks 17,18,19,22,23,24,26,27,28,29,30,31 and 32 in James Stinson's Subdivision of East Grand Crossing in the South West quarter of Section 25, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Commonly known as: 7727 South Bennett Avenue, Chicago, Illinois 60649

P.I.N.: 20-25-322-008-0000 AR

SUBJECT TO

Grantee's Address: 14 South LaGrange Road, LaGrange, Illinois 60525

TO HAVE AND TO HOLD the said real estate with the appurtenances, unto the Trustee, and to 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 defend the said real estate or any part thereof, to dedicate parks, streets, highways or alleys and to create any subdivision or partition thereof, and to execute and deliver any instrument as may be required in connection with the contract to sell, to grant options to purchase, to sell on any terms, to convey either with or without consideration, to lease, to convey, to purchase, to acquire, to sell, to grant options to purchase, to grant to such successors or successors in trust, all of the said real estate, present and future, and authority is hereby granted to said Trustee to deduct, to mortgage, pledge or otherwise encumber said real estate, or any part thereof, to lease, and to convey, to purchase, to acquire, to sell, to grant options to purchase, to grant to such successors or successors in trust, 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, 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 contracts 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 rents, or payments of interest, or to make any other contract or agreement hereunder, to take any action or to do any act, and to do any act hereunder, to grant easements or charges of any kind, to release any lien or claim against the real estate, or any part thereof, for either real or personal property, to grant easements or charges of any kind, to release any lien or claim against the real estate, or any part thereof, for either real or personal property, and to deal with said real estate and every part thereof, in whatever ways and for whatever purposes and in whatever amounts as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways and for the purposes herein and in said Trust Agreement set forth.

In no case shall any party dealing with said Trustee, or any successor, trustee or assignee, be held liable for the application of any purchase money, rent or money borrowed or advanced on said real estate, or be obliged to see that the terms and conditions of any such instrument 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 prejudiced in any way by any act of the Trustee under said Trust Agreement, and every deed, trust deed, mortgage, lease or other instrument executed by said Trustee, or any successor, trustee or assignee, shall be conclusive evidence in favor of every person (including the Registrar of Titles of said county) relying upon or claiming under the same, and no such instrument shall be subject to any challenge or objection on the ground that the trust created by this Indenture and by said Trust Agreement was in full or in part not paid, or that any purchase money or other instrument was not executed in accordance with the terms, conditions and limitations contained in this Indenture and in said Trust Agreement or in any amendments thereof, if any, and handing upon all beneficiaries hereunder, (2) 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 (3) if the conveyance is made to a successor 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 liabilities of the former predecessor in trust.

This conveyance is made upon the express understanding and condition that neither LAGRANGE BANK & TRUST COMPANY, individually or as Trustee, nor its successors or successors in trust shall incur any personal liability or be held responsible for the payment and discharge of any taxes, assessments, levies or charges of any kind or for any loss or damage to or destruction of any part of the said real estate or for any 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 enforced in the name of the then beneficiaries under said Trust Agreement as their attorney-in-fact, hereby irrevocably appointed for such purposes, or in the name of the Trustee or any successor in trust, or in the name of the Trustee as Trustee of an express trust and not individually (and the Trustee shall have no obligation whatsoever with respect to the payment and discharge of any such taxes, assessments, levies or charges of any kind or for any loss or damage to or destruction of any part of the said real estate or for any injury to person or property happening in or about said real estate, any and all such liability being hereby expressly waived and released) and the Trustee 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 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, or any part thereof, but his or her interest in the earnings, avails and proceeds thereof is aforesaid, the interest hereof being to vest in said LAGRANGE BANK & 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 in the Registrar of Titles, a notice directed to the Registrar of Titles in the certificate of title or duplicate thereof, or memorial, the words "in trust" or "upon condition" or "with limitations" or "with conditions" or anything in or on them or on any other instrument made and provided, and said Trustee shall not be required to produce the said Trust Agreement or any amendments thereof, or any other instrument, or evidence that any transfer, charge or other dealing involving the registered lands is in accordance with the true intent and meaning of this Deed.

And the said grantor hereby expressly waive and release any and all right or benefit under and to the laws, rules and all manner of the State of Illinois, providing for the exemption of homesteads from sale or execution or otherwise.

In Witness Whereof, the grantor S aforesaid ha VE hereunto set their hands and seals this 23rd day of May 1986  
James Henry Black (SEAL) Bonnie L. Black (SEAL)  
(SEAL) (SEAL)

State of Illinois } ss. I, Ruth Reid a Notary Public in and for said County.  
County of Cook } in the state aforesaid, do hereby certify that James Henry Black and Bonnie L. Black



personally known to me to be the same persons S whose name S are 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 23rd day of May 1986  
Ruth Reid  
Notary Public

**LaGrange Bank & Trust Company**  
MAIL TO: 14 SOUTH LAGRANGE ROAD  
LAGRANGE, ILLINOIS 60525

For information only insert street address of above described property.  
THIS INSTRUMENT WAS PREPARED BY  
LAGRANGE BANK & TRUST COMPANY  
14 SOUTH LAGRANGE ROAD  
LAGRANGE, IL 60525

79 NY E

This space for affixing Rollers and Revenue Stamps

date: 5/28/86 by James Henry Black, AR

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