

DEED IN TRUST

MARRANTY

UNOFFICIAL COPY 86340675

(The Above Space For Recorder's Use Only)

THIS INDENTURE WITNESSETH, that the Grantor HELEN GRANDAHL, divorced
and not since remarried

of the County of Cook and State of Illinois, for and in consideration of the sum
of TEN 10.00 DOLLARS, in hand paid, and of other good and valuable considerations, receipt of which is hereby duly
acknowledged, Comes and WarrantS unto First State Bank & Trust Company of Franklin Park, an Illinois bank-
ing corporation in Franklin Park, 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 23 day of December 1985, and known as Trust Number
1125, the following described real estate in the County of Cook and State of Illinois, to-wit:

Lot thirty-four (34) (except the North six (6) feet thereof) and the North
fifteen (15) feet of Lot thirty-three (33) in Block two (2) in Ellsworth,
being a Subdivision of Blocks one (1) to ten (10), thirteen (13), fourteen (14)
and the North two hundred twenty-five (225) feet of Block twelve (12);
the North three hundred fifty (350) feet of Block eleven (11), and the East
half of Block eighteen (18) and the North three hundred fifty (350) feet of
the West half of Block eighteen (18), all in Chicago Heights, being a
Subdivision of part of the West half of the South East Quarter of Section
twenty-five (25), Township forty (40) North, Range twelve (12), East of the
Third Principal Meridian, in the Village of Elmwood Park, Cook County,
Illinois.

P.I.N. 12-25-402-010 11/00 *OB AM*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 subdivide, and real estate or any part thereof, to dedicate parks, streets, highways or alleys and to
vacate any subdivision or part thereof, and to subdivide and real estate as often as desired to contract to sell, to grant options to pur-
chase, to sell on any terms, to convey either with or without consideration, to convey or resell real estate or any part thereof to a successor
or successors in trust and to grant to such successor or successors to trust all of the title, estate, powers and authorities vested in said
Trustee, to cause to be done, to mortgage, to pledge or otherwise dispose of, to lease, to renew or extend leases, to lease or re-lease
or give power to lease, freehold, from time to time, by leases to commence on the present or on the future and upon any
or any period, freehold, from time to time, by leases to commence on the term of 198 years, and to renew or extend
leases upon any terms and for any period or periods of time, not exceeding in the case of any single lease the term of 198 years, and to renew or extend
leases upon any terms and for any period or periods of time had 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 pur-
chase the whole or any part of the reverse and to contract respecting the manner of fixing the amount of premium or future rentals, to
partition or to exchange said real estate, or any part thereof, for other real or personal property, to great or small amounts or charges of any
kind, to release, convey or assign any right, title or interest, in or to, or any part or parts thereof, for which heretofore or hereinafter may be called
to deal with said real estate and every part thereof in all cases and for which heretofore or hereinafter may be called for and
to deal with said real estate and every part thereof in all cases and for which heretofore or hereinafter may be called for and
for the 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, construed to be sold, leased or mortgaged by said Trustee, or any successor in trust, or be obliged to
use to pay over any part of any money, rent or money borrowed or advanced on the trust property, or be obliged to use that the
trusts or any of the trusts have been completed with or be obliged to use any of the authority, receipts or expectancy 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, to release, convey and transfer property and to conclusive evidence in
favor of every person relying upon or claiming under any such conveyance, lease or other instrument, to 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, that such conveyance or other instru-
ment was executed in accordance with the trusts, conditions and limitations contained herein and in said Trust Agreement and all
amendments thereto, if any, and is binding upon the beneficiaries therein contained and is of full force and effect, notwithstanding any
denial, disavowal or repudiation of any of the terms of said trust, or any amendment thereto, or any successor in trust, and notwithstanding
any unauthorized or unprivileged conveyance 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 the holder or his/her predecessor in trust.

This conveyance is made upon the express understanding and condition that the Grantor, whether individually or as Trustee, nor his
successors in trust, in trust or in any personal capacity or be subjected to any claim, judgment or decree for anything of or for
any of their estates or interests, may be or ought to do in or about the said real estate or under the premises of this Deed or said Trust
Agreement or any amendment thereto, or for injury to persons or property happening in or about said real estate, say and all such liability
being hereby expressly waived and released. Any contract, obligation or indebtedness incurred or created unto by the Trustee in connection
with said real estate may be asserted unto by it in the name of the then beneficiaries under said Trust Agreement or their attorney
in fact, hereby irrevocably appointed for such purposes, or at the election of the Trustee, in its discretion, of the name of an attorney
and not individually (and the Trustee shall have no obligation whatsoever with respect to such attorney), to defend, prosecute and determine
any cause of action or proceeding in law or equity against the Trustee, or any successor in trust, or any other person or persons
except only so far as the trust property and funds in the actual possession of the Trustee, which shall be apportioned for the payment and dis-
charge thereof. All personal and corporate whatsoever and whatsoever way shall be charged with service of process, deduction from the date
of filing for record of the Deed.

The interest of each and every beneficiary, hereunder and under said Trust Agreement and of all persons claiming him or them or any
of them, shall only be in the earnings, dividends and proceeds arising from the sale or any other disposition of the trust property, and such
interest as hereinafter described 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, dividends and proceeds thereof as aforesaid, the interest a benefit being so
that as the Trustee has the sole legal and equitable title to the same, it is to all of the trust property above described.

If the title to any of the trust property is now or hereafter registered, the Register of Titles is hereby directed not to file, or to note
to the certificate of title or duplicate thereof, or memorandum, the words "In trust" or "Upon condition" or "With limitations" in 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
laws of the State of Illinois, providing for the exemption of homestead from sale on execution or otherwise.

IN WITNESS WHEREOF, the Grantor HELEN GRANDAHL aforesaid has hereto set her hand and seal this 23rd
day of December 1985.

[Seal]

Helen Grandahl
HELEN GRANDAHL

[Seal]

STATE OF Cook
COUNTY OF Illinois

the Undersigned

I, HELEN GRANDAHL, a Notary Public in and for said County, in the State
aforesaid, do hereby certify that HELEN GRANDAHL, divorced and not since remarried
personally known to me to be the same person whose name is J.S. subscribed to the foregoing instrument, appeared be-
fore me this day in person and acknowledged that she signed, sealed and delivered the said instrument as 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 23rd day of December 1985.Commission expires 11-05 1989*Barbara J. Haas*
NOTARY PUBLIC

Document Prepared By:

Harry J. Smith, Jr.

2725 N. Thatcher Avenue

River Grove, Illinois 60171

ADDRESS OF PROPERTY:

2723 N. 75th Avenue

Elmwood Park, Illinois 60635
THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES
ONLY AND IS NOT A PART OF THIS DEED

SEND SUBSEQUENT TAX BILLS TO:

DOCUMENT NUMBER
86-340675

12.00 E

RETURN TO:
First State Bank & Trust Company

of Franklin Park
1001 West Grand Avenue
Franklin Park, Illinois 60131

TRUST NO. _____

UNOFFICIAL COPY

DEED IN TRUST

(WARRANTY DEED)

TO

First State Bank & Trust Company
of Franklin Park
Franklin Park, Illinois

TRUSTEE

Property of Cook County Clerk's Office