

UNOFFICIAL COPY

QUIT CLAIM
DEED IN TRUST

87418970

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor Steven J. Sodetz, a bachelor

of the County of Cook and State of Illinois for and in consideration of Ten and no/100 Dollars, and other good and valuable considerations in hand paid, Convey and Quit Claims unto the COMMUNITY BANK of HOMEWOOD-FLOSSMOOR, a corporation of Illinois, whose address is 18600 South Dixie Highway, Homewood, Illinois 60430, as Trustee under the provisions of a trust agreement dated the 14 day of August 19 85, known as Trust Number 85015 the following described real estate in the County of Cook and State of Illinois, to-wit:

Lot 19 in Block 1 in Beacon Hills, a subdivision of part of Section 19, 20, 29, and 30, Township 35 North, Range 14, East of the Third Principal Meridian, according to the Plat thereof recorded January 4, 1960 as Document Number 17748392, in Cook County, Illinois.

PIN# 32-30-107-050-0000 TP

Common address: 599 Andover, Chicago Heights, IL 60411

TO HAVE AND TO HOLD the said premises with all 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 premises or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision of part thereof, and to resubdivide said property as often as desired, to contract to sell, to grant options to purchase, to sell in any form, 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 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, to lease or otherwise prumber 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 the 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 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 the same, 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 using the amount of present or future rentals, in partition or in 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 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 received or advanced on and proceeds, or be obliged to see that 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, but 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, and that such conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this indenture and said trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder; and that said trustee 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 state or its successors in trust, that such agreement 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 the 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 in any other public record, 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 the exemption of homesteads from sale on execution or otherwise.

In Witness Whereof, the grantor above said has hereunto set his hand and seal this 23 day of July 19 87

Steven J. Sodetz (Seal) Steven J. Sodetz, a bachelor (Seal)

This instrument prepared by Julie L. Maggio
18600 Dixie Hwy, Homewood, IL 60430

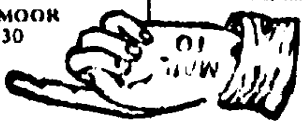
State of Illinois)
County of Cook) SS Julie L. Maggio a Notary Public in and for said County, to the state aforesaid, do hereby certify that Steven J. Sodetz, a bachelor

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 23 day of July 19 87

Julie L. Maggio
Notary Public

After recording return to: 599 Andover, Chicago Heights

COMMUNITY BANK of HOMEWOOD-FLOSSMOOR
18600 S. Dixie Highway, Homewood, IL 60430
799 2800



Stamp: UNDER PROVISIONS OF... Seal Estate...
Date: Oct 1987

This space for filing Riders and Revenue Stamp

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DEPT-01 RECORDING \$12.00
T80222 TRAM 3486 07/30/87 10:03:00
#4691 # B **87-418970
COOK COUNTY RECORDER

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