

UNOFFICIAL COPY

DEED IN TRUST

87429121

1. This indenture witness that the Grantor, MARTHA J. STEPHENS, a widow, of Harvey, Cook County, Illinois, for and in consideration of \$1.00 and other valuable consideration, the receipt of which is hereby acknowledged, does hereby convey and warrant to MARTHA J. STEPHENS, Harvey, Cook County, Illinois, as Trustee under the provisions of a Declaration of Trust dated the _____ day of _____, 1987, the following described real estate in Cook County, State of Illinois, to-wit:

DEPT-01 RECORDING \$12.00
 TRON 4174.08/64/67.13/06.00
 #5988 # 75 *--07-129121
 COOK COUNTY RECORDER

Lot 20 and the South Half of Lot 19 in the resubdivision of Block 43, in South Lawn, a subdivision of Section 17, in the South Half of Section 8, Township 36 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

79-08-433-026 411 K
 G.M-O

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the uses and purposes herein and in said trust agreement set forth.

2. 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 or part thereof, and to resubdivide said property 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 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 pledge, or otherwise encumber 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 praesent or in futuro, 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 leases and the terms and provisions thereof at any time or times hereafter; to contract to make leases and to grant 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 rentals; to partition or to 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 easement 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 consideration 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.

3. In no case shall any party dealing with said Trustee in relation to said property, or to whom said property or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said Trustee, be obligated to see to the application of any purchase money, rent, or money borrowed or advanced on said

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property, 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 (a) that at the time of the delivery thereof the trust created by this conveyance 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 in this conveyance and in said trust agreement or in any amendment thereof and is binding upon all beneficiaries thereunder; (c) that said Trustee 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 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 in trust.

4. The interest of each and every beneficiary hereunder, 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 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.

IN WITNESS WHEREOF, this Deed in Trust is executed by the aforementioned Grantor, this 20th day of July, 1987.

MARATHA J. STEPHENS
 MARATHA J. STEPHENS

STATE OF ILLINOIS)
) SS:
 COUNTY OF COOK)

87429121

I, the undersigned, a Notary Public, in and for said County and State aforesaid, DO HEREBY CERTIFY that MARATHA J. STEPHENS, a widow, personally known to me to be the same person whose name is subscribed to the foregoing instrument, as having executed the same, appeared before 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 20th day of July, 1987.

My Commission Expires:
3-13-89

James M. Cain
 Notary Public

THIS INSTRUMENT PREPARED BY: Patrick M. Burke of Brazitis & Burke, Attorneys
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