

WARRANTY DEED IN TRUST

COOK COUNTY, ILLINOIS
FILED FOR RECORD

1987 AUG 19 AM 11:34

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Section 4
Book 10, Page 1645
Date 8-19-87

A. Gordon Walker
As per on copy

THIS INDENTURE WITNESSETH, That the Grantor, Jane Paul Book, divorced and not remarried of the County of Cook and State of IL, for and in consideration of the sum of Ten and no/100 Dollars (\$ 10.00) and Warranty unto MATTESON-RICHTON BANK, a 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 6th day of August 1987, and known as Trust Number 74-1645, the following described real estate in the County of Cook and State of Illinois, to-wit:

Lot 20 in Block 43, in the Village of Park Forest Area Number 5, being a subdivision of part of the East 1/2 of Section 35, and the West 1/2 of Section 36, Township 35 North, Range 13, East of the Third Principal Meridian, according to the plat thereof recorded August 3, 1951 as Document No. 15139014, in Cook County, Illinois.

12.00

SUBJECT TO

Real Estate Tax # 31.36 314 022

TO HAVE AND TO HOLD the said real estate with the appurtenances to the trust, 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 paths, streets, highways or alleys and to make any subdivision or part thereof, and to execute any deed, mortgage, lease, or other instrument in relation to said real estate or any part thereof, to convey either with or without consideration, to convey and 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 dedicate, to mortgage, pledge or otherwise 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 or otherwise 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, change or modify leases and the terms and provisions thereof at any time or times hereafter, to execute and 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, 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, convey or assign any right, title or interest in or about or connected appurtenant to said real estate or any part thereof, and to deal with said real estate and every part thereof in any way 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 or mortgaged to said Trustee, or any successor in trust, be obliged to see to the application of any purchase money, rent or money lawfully or otherwise received on said real estate, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the validity, 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, 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 any such conveyance lease or other instrument, so that at the time of the delivery thereof the trust created by and pursuant to said Trust Agreement was in full force and effect, (b) that such conveyance or other instrument was executed in accordance with the trust, conditions and limitations contained in this Indenture and in said Trust Agreement and in all general terms thereof, if any, and binding upon all beneficiaries thereunder, (c) 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 all of the conveyances to be 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 the Trustee in and to said real estate in trust.

This conveyance is made upon the express understanding and condition that neither Matteson-Richton Bank, individually or as Trustee, nor its successor or successors in trust shall incur any personal liability or be subjected to any claim, judgment or decree for anything of the kind or for the acts or omissions of any person or persons who shall be or have been in possession of said real estate or under the possession 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 liability being hereby expressly waived and released. Any contract, obligations or indebtedness incurred or entered into by the Trustee in connection with said real estate shall be entered into by it in the name of the Trust and shall be a liability of the Trust and shall not be a liability of the Trustee, or any successor or successors in trust, or of the Trustee, in its own name, as Trustee of an express trust and no individual shall be held liable for any such obligations or indebtedness, or for the acts or omissions of any individual, except insofar as the trust property and funds in the actual possession of the Trustee shall be applied to the payment of such obligations. All persons and corporations, partnerships and whatever 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 payments, assets 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 at law, but only an interest in the payments, assets and proceeds thereof as a beneficiary hereunder. In witness whereof, the Grantor, Jane Paul Book, has hereunto set her hand and seal, this 6th day of August, 1987.

X Jane Paul Book [SEAL] [Signature]
Jane Paul Book [SEAL] [Signature]

Now of IL County Cook SS: I, the undersigned, a Notary Public in and for said County of, in the state aforesaid, do hereby certify that Jane Paul Book, divorced and not 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 signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth.

Notary Public
Kelly S. Garbelle
Notary Public
My Commission Expires June 19, 1990
Matteson-Richton Bank
Return to: Matteson-Richton Bank
Matteson, IL 60443
ATTN: Trust Dept.

192 Miami St. Park Forest, IL
For information only insert street address of above described property

(T53482 1461)

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UNOFFICIAL COPY



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