

UNOFFICIAL COPY

WARRANTY DEED IN TRUST

87500338

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor, SUSAN WICKSTROM, an unmarried woman
 of the County of COOK and State of ILLINOIS, for and in consideration
 of the sum of TEN and no/100 (\$10.00) Dollars (\$ 10.00),
 in hand paid, and of other good and valuable considerations, receipt of which is hereby duly acknowledged, Conveys and
 Warrants 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 21st day of July 1987, and known as Trust Number 74-1679, the following
 described real estate in the County of COOK and State of Illinois, to-wit:

**LOTS 140 AND 159 IN TIERRA GRANDE UNIT #3, BEING A SUBDIVISION OF PART
 OF THE SOUTHEAST 1/4 OF SECTION 3, TOWNSHIP 35 NORTH, RANGE 13, EAST
 OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.**

SUBJECT TO

Lot 159 Lot 140
31-03-419-005; 31-03-418-006 HBO AD

Real Estate Tax #

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 to improve, manage, protect and subdivide said real estate or any part thereof, to dedicate parks, streets, highways
 or alleys and to locate any subdivision of part thereof, and to resubdivide said real estate 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 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, in any part thereof, from time to time, in possession or reversion, by leases to commence in present 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 lease and options to renew leases and options
 to purchase the whole or any part of the reversion and to contract respecting the manner, (fixing 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 or to lease, convey or assign any right, title or interest in or about or easement appurtenant
 to said real estate or any part thereof, and to deal with said real estate 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, 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 by said Trustee, or any successor in trust, be obliged to see to the application of any purchase money, rent or money borrowed or advanced
 on said real estate, or be obliged to see that the terms of this trust have been complied with, or be obliged to see into the authority, 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, 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, (a) 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,
 (b) that such conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this Indenture and in said Trust Agreement or in all amend-
 ments 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 (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.

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 if or they or its or their agents or attorneys may do or omit to do in or about the said
 real estate or under the provisions of this Deed of said Trust Agreement or any amendment thereof, or for 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 entered into by it in the name of the then beneficiaries under said Trust Agreement as their attorney-in-fact, hereby irrevocably authorized for such purposes, or at the election of the
 Trustee, in its own name, as trustee of an express trust and not individually (and the Trustee shall have no obligation whatsoever, with respect to any such contract, obligation or
 indebtedness except only so far as the trust property and funds in the actual possession of the Trustee shall be applicable for the payment and discharge thereof). All persons and corpora-
 tions whomsoever and whatsoever 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 as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid, the intention hereof being to vest in
 said Matteson-Richton Bank 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, the Registrar of Titles is hereby directed not to register or note in the certificate of title or duplicate
 thereof, or memorial, 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
 said Trustee shall not be required to produce the said Trust Agreement or a copy thereof, or any extracts therefrom, as evidence that any transfer, charge or other dealing involving the registered
 lands is in accordance with the true intent and meaning of the trust.
 At the said grantor, hereby expressly waives and releases any and all right of 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 aforesaid has heretunto set her hand and seal this 12th day of August 1987.

Susan K. Wickstrom [SEAL] [SEAL] [SEAL]

State of Illinois SS. I, Susan K. Wickstrom, the undersigned, a Notary Public in and for said County of, in
 County, Cook the state aforesaid, do hereby certify that Susan K. Wickstrom,
an unmarried person

personally known to me to be the same person whose name is subscribed to
 the foregoing instrument, appeared before me this 12th day of August 1987 and acknowledged that she signed, sealed
 and delivered the said instrument as her free and voluntary act, for the uses and purposes herein set forth,
 including the release and waiver of the right of homestead. Given under my hand and notarial seal this 13th
August 1987.

My commission expires August 5, 1989

Return to:
 Matteson-Richton Bank
 Route 30 and Kostner Avenue
 Matteson, IL 60443
 ATTN: Trust Dept.

18830 Oakwood Country Club Hills
 (an information only invert street address of above described property)
4100 W 188th A Country Club Hills

TRJ
 Recorder from ILLIANA FINANCIAL, INC., 598-9000

Not under provisions of Paragraph F, Section 4
 of the Real Estate Transfer Tax Act.
12/12/87
[Signature]
 Date

This space for affixing Rakers and Revenue Stamp

Document Number
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. COOK COUNTY RECORDER

-87-500338

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