

UNOFFICIAL COPY

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This Indenture Witnesseth, That the Grantor KAREN NELSON and CLARENCE F. NELSON *Husband & Wife*
 of the County of Cook and State of Illinois for and in consideration
 of Ten and no/100-----(\$10.00)----- Dollars,
 and other good and valuable considerations in hand paid, Convey and Warrant unto the
 SUBURBAN TRUST AND SAVINGS BANK, a corporation of Illinois, as Trustee under the provisions of a trust agreement
 dated the 31st day of July 1987, known as Trust Number
4043, the following described real estate in the County of Cook and State of
 Illinois to-wit:

Lot 11 in Block 4 in S. T. Gunderson and Sons addition to Oak Park, being a
 subdivision of the East 1/2 of Lot 4, in the subdivision of Section 18,
 Township 39 North, Range 13, East of the Third Principal Meridian (except the
 West 1/2 of the Southwest 1/4 thereof) also known as Jervis and Others sub-
 division and Murphy and Others subdivision, in Cook County, Illinois.

Permanent Index No. 16-18-231-025

Common address: 835 South Ridgeland Avenue, Oak Park, Illinois 60304

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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.

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 donate, to dedicate, to mortgage, 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 praesenti 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 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 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 borrowed or advanced on said premises, 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 instru-
 ment 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 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
 some amendment thereof and binding upon all beneficiaries thereunder and (c) that said trustee was duly authorized and
 empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument.

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.

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 memorial, the words "in trust," or "upon condition," or "with limitations,"
 or words of similar import, in accordance with the state in such case made and provided.

And the said grantor g hereby expressly waive and release 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 g aforesaid have hereunto set their hands and
 seal g this 10 day of July 1987

Clarence F. Nelson (Seal) _____ (Seal)
Karen Nelson (Seal) _____ (Seal)

Exempt under provision of Paragraph e,
 Section 4, Real Estate Transfer Tax Act.
 10-7-87
Joyce Ford Stroud
 Representative

EXEMPTION APPROVED
[Signature]
 VILLAGE CLERK
 VILLAGE OF OAK PARK

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BOX NO.

TRUST NO.

WARRANTY DEED

Deed in Trust



TO
SUBURBAN TRUST &
SAVINGS BANK
TRUSTEE

DEPT-01 RECORDING \$12.25
T#1111 TRAN 9115 10/19/87 13:43:00
#6674 #A *-87-564159
COOK COUNTY RECORDER

*Mailed to: Market Street Business
829 S. 630th Road
Oak Park, Ill. 60304
Attn: Joyce Ford Grader*

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STATE OF ILLINOIS }
COUNTY OF COOK }
SS }
I, Joyce Ford Grader,
a Notary Public in and for said County, in the State aforesaid, do hereby certify that
Karen Nelson and Clarence F. Nelson, married to
each other
personally known to me to be the same persons whose name is subscribed
to the foregoing instrument, appeared before me this day in person and acknowledged
that they signed, sealed and delivered the said instrument as their 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 10th day of September A.D. 1987
Joyce Ford Grader
Notary Public.

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