

(The Above Space For Recorder's Use Only)

THIS INDENTURE WITNESSETH, that the Grantor BETTY ANN LYONS

of the County of Cook and State of Illinois, for and in consideration of the sum of TEN & No/100 Dollars, (\$ 10.00), in hand paid, and of other good and valuable considerations, receipt of which is hereby duly acknowledged, Convey & Warrant unto First State Bank & Trust Company of Franklin Park, an Illinois banking corporation of Franklin Park, 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 15th day of October, 1987, and known as Trust Number 1237, the following described real estate in the County of Cook and State of Illinois, to wit

Lot 28 in Block 6 in Shepard's Michigan Avenue No. 3 a Subdivision in the South East quarter of Section 2 and in the North East quarter of Section 11, Township 36 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

P.I.N. 29-02-410-018 Exempt under provisions of Paragraph E, Section 4, Real Estate Transfer Tax Act.

10-15-87
Date

Betty Ann Lyons
Buyer, Seller or Representative

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 with respect to the real estate, in any part or parts, that and at any time or times to improve, manage, protect and subdivide and to lease, sell, convey, mortgage, pledge, or otherwise encumber said real estate, to grant, to bargain, to purchase, to sell on any terms, to convey either with or without consideration to himself, his heirs, assigns, 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, power and authorities vested in said Trustee, to donate, to dedicate, to mortgage, pledge or otherwise encumber said real estate in any part thereof, to lease said real estate or any part thereof, from time to time, in possession or reversion, by lease to commence in the present or in the 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 100 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, specifying the manner of fixing the amount of present or future rentals to partition or to exchange said real estate of 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 out of reversion 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 all other considerations as would be lawful for any person owning the same to deal with the same, whether similar to or different from the uses 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, and Trustee or any successor in trust be obliged to see to the application of any purchase money, rent or money borrowed or advanced on the trust property, or be obliged to see that the terms of the trust have been complied with, or be obliged to inquire into the authority, existence 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 trust property shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument, and that at the time of the delivery thereof the trust created by this Deed and by said Trust Agreement was in full force and effect, and that such conveyance or other instrument was executed in accordance with the terms, conditions and limitations contained herein and in said Trust Agreement, and in all amendments thereof, if any, and is binding upon all beneficiaries thereunder, to the 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 or their predecessors in trust.

This conveyance is made upon the express understanding and condition that the Trustee, whether in individually or as Trustee, nor its successor or successors in trust shall incur any personal liability or be subject to any claim, demand or charge for anything done or done by its or their agents or attorneys in or on behalf of or about the said real estate or as to the provisions of this Deed or 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 contracted by the Trustee in connection with said real estate may be entered into by it in the name of the then beneficiary under said Trust Agreement or as trustee of an express trust, in fact, hereby irrevocably appointed 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 corporations who-moever and whatsoever shall be charged with notice of the 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 the trust property, 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 trust property, as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid, the intention hereof being to vest in the Trustee the entire legal and equitable title to fee simple, in and to all of the trust property as aforesaid.

If the title to any of the trust property is now or hereafter registered, the Registrar of Titles is hereby authorized to register or note in the certificate of title to 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 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 or execution or otherwise.

IN WITNESS WHEREOF, the Grantor Betty Ann Lyons aforesaid has hereunto set her hand and seal, this 15th day of October, 1987

[Seal]

Betty Ann Lyons
Betty Ann Lyons

[Seal]

[Seal]

STATE OF ILLINOIS
COUNTY OF COOK

I, Anthony F. Carey, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Betty Ann Lyons

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, including the release and waiver of the right of homestead

GIVEN under my hand and Notarial Seal this 15th day of October, 1987

Commission expires 19

Anthony F. Carey
NOTARY PUBLIC

Document Prepared By

Anthony Carey
CAREY, FILTER, WHITE & BOLAND
33 West Jackson Boulevard
Fifth Floor
CHICAGO, ILLINOIS 60604
(312) 939-4300

ADDRESS OF PROPERTY

14308 South Kenwood
Dolton, Illinois

THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES ONLY AND IS NOT A PART OF THIS DEED

SEND SUBSEQUENT TAX BILLS TO

(Name)

(Address)

1987

AFFIX "BUYERS" OR REVENUE STAMPS HERE

DOCUMENT NUMBER

RETURN TO: First State Bank & Trust Company
of Franklin Park
10101 West Grand Avenue
Franklin Park, Illinois 60131

TRUST NO. _____

UNOFFICIAL COPY

DEED IN TRUST

(WARRANTY DEED)

TO

First State Bank & Trust Company
of Franklin Park
Franklin Park, Illinois

TRUSTEE

Property of Cook County Clerk's Office

87578904



DEPT-01 11:01:00
TRAN 1542 10/27/87 11:01:00
143333 C *--87-578904
CDCK COUNTY RECORDER