

WARRANTY DEED IN TRUST

UNOFFICIAL COPY

67632225

THIS INDENTURE WITNESSETH, That the Grantor(s), JAMES T. TAYLOR and LORETTA K. TAYLOR married of 17343 Oketo, Tinley Park, Illinois 60477

of the County of Cook and State of Illinois, for and in consideration of the sum of Ten and No/100 Dollars (\$ 10.00), in hand paid, and of other good and valuable considerations, receipt of which is hereby duly acknowledged, Convey(s) and Warrant unto PALOS BANK AND TRUST COMPANY, a banking 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 certain Trust Agreement, dated the 4th day of August 19 77, and known as Trust Number 1-1137, the following described real estate in the County of Cook and State of Illinois, to-wit:

Lot 12 in Block 1 in Sundale Ridge, a Subdivision of that part of the South East 1/4 of Section 25, Township 36 North, Range 12 East of the Third Principal Meridian lying South of the center line of 173rd Street as now platted and recorded in A. T. McIntosh and Company's Southlands and A. T. McIntosh and Company's Southlands Unit 2 and lying West of the Westerly right of way line of Odell Avenue and the West line of Lot 7 in Block 18 as recorded in Sundale Hills Addition to Tinley Park (except lots 1 to 6 in Block 18 as recorded in aforesaid Sundale Hills Addition to Tinley Park) also the East 1/2 of the South West 1/4 of said Section 25 (except the North 1393 feet thereof) in Township 36 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois.

SUBJECT TO

TO HAVE AND TO HOLD the said real estate with the appurtenances, upon the trusts, and for the uses and purposes set forth 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, to part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or 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 any 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 to commence 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 100 years, any term or terms upon any terms and for any period or periods of time and to amend, change or modify the leases and 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 real estate, or any part thereof, for any real or personal property, to get grant agreements or charges of any kind, to release, 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 any 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 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 inquire 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 execution thereof the trust created by this indenture and any 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 amendments 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 the said 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 under the provisions 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, 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 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 available for the payment and discharge thereof). All persons and corporations whatsoever 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 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 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.

And the said grantor(s) hereby expressly waive(s) and release(s) 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(s) aforesaid ha(s)(ve) hereunto set (his) (her) (their) hand(s) and seal(s) this

13 day of November 19 87
James T. Taylor (SEAL) Loretta K. Taylor (SEAL)
JAMES T. TAYLOR LORETTA K. TAYLOR
(SEAL) (SEAL)

State of Illinois, the undersigned, as Notary Public in and for said County, in the state aforesaid, do County of Cook hereby certify that James and Loretta Taylor, married of 17343 Oketo, Tinley Park, Illinois

personally known to me as the same person(s) whose name(s) (is) (are) subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that (he) (she) (they) signed, sealed and delivered the instrument as (his) (her) (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 13 day of November, 19 87
Almae Grose Notary Public

For information only insert street address of above described property.

17343 South Oketo
Tinley Park, Illinois 60477
City State

Permanent Tax Number 27-25-408-031-0000 HCO

6798511S

Exempt under provisions of Paragraph 4 of the Real Estate Transfer Tax Act.

Date 11-13-87
Buyer, Seller, etc. [Signature]

This space for affixing riders and revenue stamps

67632225

Document Number

THIS INSTRUMENT PREPARED BY

PALOS BANK AND TRUST COMPANY

1200 S. Halsted Ave. Chicago, IL 60607

OFFICIAL SEAL
Diann Greene
Notary Public, State of Illinois
My Commission Expires Jan. 30, 1989

PALOS BANK AND TRUST COMPANY

1200 S. Halsted Ave. Chicago, IL 60607

TRUST DEPARTMENT

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Property of Cook County Clerk's Office

-87-632225

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COOK COUNTY RECORDER

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