

87072077

DEED IN TRUST

UNOFFICIAL COPY

THIS INDENTURE WITNESSETH, That the Grantor s Carol G. Lazzarotto and Ronald J. Lazzarotto, her husband and State of Illinois

of the County of Cook consideration of Ten and no/100s and other good and valuable considerations in hand paid, Convey and Warrant unto FIRST AMERICAN BANK OF RIVERSIDE, banking association, 15 Riverside Road, Riverside, Illinois 60546, its successor or successors, as Trustee under a trust agreement dated the 7th day of November 1986, known as Trust Number 461, the following described real estate in the County of Cook and State of Illinois, to-wit:

The South 1/4 (except the North 32 feet thereof) of the West 156.30 feet (except the North 33 feet therefrom) of Lot 2 in Block 60 and the North 6.5 feet of Lot 6 in Joseph J. Schuetz's Subdivision of Lot 3 in Block 60, all in Oliver L. Watson's Ogden Avenue Addition to Berwyn, in Section 31, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois

THIS TRANSACTION IS EXEMPT UNDER PARAGRAPH 7d OF THE BERWYN CITY CODE SEC. 18-38 AS A REAL ESTATE TRANSACTION.

EXEMPT UNDER THE PROVISIONS OF PARAGRAPH B, REAL ESTATE TRANSFER TAX ACCT.

Sarah A. Hogan

DATE 1-28-87 TELLER P.S. (Permanent Index No. 16-31-422-075-0000) and DATE 11-7-86

TO HAVE AND TO HOLD the real estate with its appurtenances upon the trusts and for the use: and purposes herein and in the trust agreement set forth.

Full power and authority is hereby granted to said trustee with respect to the real estate or any part or parts of it and at any time or times to subdivide and resubdivide; to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof; to execute contracts to sell or exchange, or execute grants of options to purchase, to execute contracts to sell on any terms, to convey either with or without consideration; to convey the 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 the trustee; to dedicate, to mortgage, or otherwise encumber the real estate, or any part thereof; to execute leases of the real estate, or any part thereof, from time to time, in perpetuity or for a term, or in perpetuity or for a term, not exceeding 198 years, and to execute renewals or extensions of leases upon any terms and for any period or periods of time and to execute amendments, changes or modifications of leases and the terms and provisions thereof at any time or times hereafter; to execute contracts to make leases and to execute options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to execute contracts respecting the manner of fixing the amount of present and future rentals, to partition or exchange it for other real or personal property; to execute grants of easements or charges of any kind; to release, convey or assign any right, title or interest in or about or easement appurtenant to the real estate or any part thereof, and to deal with the title to 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 title to the real estate to deal with it, whether similar to or different from the ways above specified and at any time or times hereafter.

In no case shall any party dealing with said trustee in relation to the real estate, or to whom the real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by the trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on the real estate, or be obliged to see that the terms of the trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of the trustee. He or she shall be obliged or privileged to inquire into any of the terms of the trust agreement; and every deed, trust deed, mortgage, lease or other instrument executed by the trustee in relation to the 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 hereunder by the 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 herein and in the trust agreement or in any amendments thereof and binding upon all beneficiaries, (c) that the trustee 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 the trust.

This conveyance is made upon the express understanding, and condition that neither the grantor nor the trustee, 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 in the deed, trust deed, mortgage or other instrument executed by the trustee in connection with said real estate, 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, and 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 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 beneficiary under the trust agreement and of all persons claiming under them or any of them shall be only in the possession, earnings, and the avails and proceeds arising from the sale, mortgage or other disposition of the real estate, and such interest is hereby declared to be personal property, and no beneficiary shall have any title or interest, legal or equitable, in or to the real estate as such, but only an interest in the possession, 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 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 on execution or otherwise.

In Witness Whereof, the grantor S. aforesaid have hereunto set their hand and seal: this 7th day of November 1986

Carol G. Lazzarotto (SEAL) Carol G. Lazzarotto (SEAL)

Ronald J. Lazzarotto (SEAL) Ronald J. Lazzarotto (SEAL)

Notary Public section with signature of Eugene J. Berkes, Notary Public in and for said County, in the state aforesaid, do hereby certify that Carol G. Lazzarotto and Ronald J. Lazzarotto, her husband, personally known to me to be the same persons whose name S. 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 7th day of November, 1986.

THIS DOCUMENT PREPARED BY: FIRST AMERICAN BANK OF RIVERSIDE 15 RIVERSIDE ROAD RIVERSIDE, ILLINOIS 60546

3819 S. Clarence Ave. Berwyn, IL 60402

MAIL TO: Box 158

87072077

UNOFFICIAL COPY

TRUST NO. 461

DEED IN TRUST

TO

FIRST AMERICAN BANK OF RIVERSIDE

Riverside, Illinois

Trustee

Property of Cook County Clerk's Office

DEPT-01 RECORDING \$11.00
T#3333 TRAN 1135 02/05/87 10:35:00
#2260 # A * 87-072077
COOK COUNTY RECORDER

87072077

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COOK COUNTY RECORDER'S OFFICE
100 W. WASHINGTON ST. CHICAGO, ILL. 60601
TELEPHONE (312) 744-2000