

DEED IN TRUST UNOFFICIAL COPY COOK COUNTY, ILLINOIS FILED FOR RECORD

THIS INSTRUMENT WAS PREPARED BY:

1987 FEB 17 AM 10:29

87091424

JAMES P. BREEN  
5815 Woodland  
Western Springs, IL 60558

87091424

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor <sup>#</sup> JAMES P. BREEN AND NANCY M. BREEN, HUSBAND AND WIFE,

of the County of Cook and State of Illinois for and in consideration of Ten and 00/100-----(\$10.00)----- Dollars, and other good and valuable considerations in hand paid, Convey and Quit-Claim unto the NEW LENOX STATE BANK, a corporation of Illinois, whose address is 110 West Maple Street, New Lenox, Illinois 60451, as Trustee under the provisions of a trust agreement dated the 31st day of December, 1986, known as Trust Number 1008 the following described real estate in the County of Cook and State of Illinois, to-wit:

7094961W1

Lot 3 in Ridgewood Unit No. 3, being a Subdivision in the West 1/2 of the North East 1/4 of Section 18, Township 38 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

PIN: 18-18-201-033-0000

A Fee to

11.00

TO HAVE AND TO HOLD the said premises with its 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 relinquish 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 convey said premises 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 authority vested in said trustee, 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, to lease in possession or 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 five 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 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 in connection with 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 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 instrument 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, but 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, and 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, to that said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument and that 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, his or their predecessor in trust.

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 to be declared to be personal property, and no beneficiary hereunder shall have any title or interest, legal or equitable, in or to said real estate, 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 in heretofore directed not to register or make in the public office any 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 <sup>#</sup> 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, <sup>#</sup> James P. Breen and Nancy M. Breen do hereby set their hands and seals on this 31st day of December, 1986.

James P. Breen (Seal)  
JAMES P. BREEN (Seal)

Nancy M. Breen (Seal)  
NANCY M. BREEN (Seal)

ILLINOIS } ss. Jo Ann Gleason, a Notary Public in and for said County, in the state aforesaid, do hereby certify that James P. Breen and Nancy M. Breen, Husband and Wife,

personally known to me to be the same person <sup>#</sup> whose name <sup>#</sup> are 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 31st day of December, 1986.

Jo Ann Gleason  
Notary Public

After recording, mail deed and tax bill to:  
NEW LENOX STATE BANK  
110 West Maple Street  
New Lenox, Illinois 60451

5815 Woodland  
Western Springs, IL 60558  
For information only (insert street address of above described property).

LEN 983 W 38

Fee \$11.00  
Date 2/17/87  
Jo Ann Gleason  
Notary Public

87091424  
Instrument Number