

UNOFFICIAL COPY

QUIT CLAIM DEED IN TRUST

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor, **SANDRA T. RUSSELL A FEMME D'SOL** of the County of **COOK** and State of **ILLINOIS**, for and in consideration of the sum of **TEN AND 00/100---** Dollars (\$ **10.00**), in hand paid, and of other good and valuable considerations, receipt of which is hereby duly acknowledged, Convey **S** and Quit Claim **S** unto **FORD CITY BANK AND TRUST CO** 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 a certain Trust Agreement, dated the **12TH** day of **MARCH**, 19**86**, and known as Trust Number **4533**, the following described real estate in the County of **COOK** and State of Illinois, to wit: **LOT 180 IN TIMBERS EDGE IIB, BEING A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

PERM TAX #27-34-214-007-0000

12.00

PROPERTY ADDRESS: **LOT 180 TIMBERS EDGE IIB WILEY PARK, IL 60477**

COOK COUNTY, ILLINOIS
FILED FOR RECORD

SUBJECT TO

1987 APR -7 AM 11: 27

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TO HAVE AND TO HOLD the said real estate with the appurtenances thereunto in trust, 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 real estate or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to resubdivide said real estate as may be 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 a successor or successors in trust and to grant to such successor or successors in trust all the title, estate, power and authorities vested in said Trustee, to dedicate, to donate, to mortgage, to 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 leases to commence in present or in future, and on any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 198 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 real estate, 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 concerning said real estate or any part thereof, and incident with said real estate and every part thereof in all other ways and for such other considerations as it would be lawfully 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 to the application of any purchase money, rent or money lawfully for 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, the extent or expediency of any act of said Trustee, or be obliged or permitted 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 delivery thereof the instrument created by this Indenture and by said Trust Agreement, if in full force and effect, (b) that such conveyance or other instrument was executed in accordance with the terms, conditions and limitations contained in this Indenture and in said Trust Agreement or in all amendments thereof, if any, and binding upon all beneficiaries hereunder, (c) that said Trustee, or any successor in trust, is 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 Ford City Bank and Trust Co. 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 it or their agents or attorneys may omit to do or about the said real estate or under the provisions of this Deed or said Trust Agreement or any amendment thereto, or for injury to person or property happening 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, 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 obligations whatsoever with respect to any such contract, obligation or indebtedness except only so far as the true property and funds in the actual possession of the Trustee shall be applicable for the payment and discharge thereof. All persons and organizations 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 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, assets 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 the 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, assets and proceeds thereof as aforesaid, the interest hereby being to vest in said Ford City Bank and Trust Co. the entire legal and equitable title in fee simple, in and to all of the real estate above described.

If the title in 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, 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 Trust 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 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, aforesaid has hereunto set her hand and seal this 27th day of March, 1987.

Sandra T. Russell (SEAL) (SEAL) (SEAL)
Sandra T. Russell

State of Illinois }
County of Cook } SS. I, the undersigned, a Notary Public in and for said County, in the state aforesaid, do hereby certify that Sandra T. Russell, a Femme D'Sol

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 27th day of March, 1987

Sherrill S. Smith
Notary Public

GRANTEE

MAIL TO:

FORD CITY BANK and Trust Co. 7601 SOUTH CICHGO AVENUE CHICAGO, IL 60652
A COLE-TAYLOR BANK BOX 393 - TH

For information only, insert street address of above described property

FC 12-5

Exempt under provisions of Paragraph c, Section 4, Real Estate Transfer Tax Act.

4/1/87
Buyer: Sandra T. Russell
Buyer's Seller's Representative

AS USED IN THIS DOCUMENT, THE TERM "FORD CITY BANK & TRUST CO." SHALL MEAN "COLE TAYLOR BANK/FORD CITY"

87182717

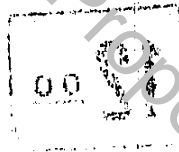
Document Number

Property
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