

(The Above Space For Recorder's Use Only)

THIS INDENTURE WITNESSETH, that the Grantor LEONARD M. JELEN, A BACHELOR

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 Warranty S 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 21st day of MAY, 1987, and known as Trust Number 1218, the following described real estate in the County of COOK and State of Illinois, to-wit:

LOT 26 IN BLOCK 4 IN PARK TERRACE SUBDIVISION UNIT NO. 2, BEING A SUBDIVISION OF PART OF THE NORTH EAST QUARTER OF SECTION 16 AND OF LOT "A" OF PARK TERRACE SUBDIVISION UNIT NO. 1, BEING A SUBDIVISION IN THE NORTH EAST QUARTER OF SECTION 16 AFORESAID ALL IN TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Tax Index: 12-16-214-019-000

COOK COUNTY RECORDER #87-278370

ACD lw

Signature Roy F. Mc Campbell

TO HAVE AND TO HOLD the above described 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 given to said Trustee with respect to the real estate or any part or parts of it, and at any time or times to improve, manage, protect and maintain said real estate or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivisions part thereof, and to sell, lease and convey in fee simple or in fee simple subject to a lease, 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 on trust all of the title, estate, powers and authorities vested in said Trustee, to donate, to dedicate, to mortgage, pool, or otherwise encumber said real estate or any part thereof, to lease said real estate, or any part thereof, from time to time, in perpetuity or for term, by lease to commence at the present or in the future and upon any terms and for any period or periods of time, not exceeding in any case the term of 99 years, and to renew or extend lease 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 lease and to grant options to lease and options to renew lease and options to purchase the whole or any part of the real estate and to contract for the amount of future or future rentals, to grant easements or to exchange and 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 to any real or personal property, to grant easements or charges of any kind, and to deal with said real estate and every part thereof in all other ways and for such other considerations as 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, constructed to be sold, leased or mortgaged, by said Trustee, or any successor in trust, be obliged to see that 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, accuracy 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 relying upon or claiming under any such conveyance, lease or other instrument, at that time of the delivery thereof the trust created by this Deed and by said Trust Agreement was in full force and effect. (c) that such conveyance or other instrument was executed in accordance with the terms, conditions and limitations contained herein and in said Trust Agreement or in all amendments thereof, if any, and is binding upon all beneficiaries thereunder, (d) that said Trustee, or any successor in trust, was duly authorized and empowered to execute and deliver every such deed, trust deed, lease or other instrument and (e) of the conveyance in and 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, as if they were the Trustee in fact.

This conveyance is made upon the express understanding and condition that the Grantor, or any individual or as Trustee, or its successor or successors in trust shall never assume any personal liability or be subjected to any claim, judgment or decree for anything of or done by or its or their agent or attorney may do or omit to do on or about the said real estate or under the provisions of this Deed or said Trust Agreement or any amendment thereof, or for injury to person or property, happening on 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 as set forth herein) for as to the trust property, or funds in the actual possession of the Trustee shall be applicable to the payment and discharge thereof. All persons and corporations whomsoever and whatsoever shall be charged with notice of the contents of this Deed 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, rents 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, or in or to said trust property as such, but only an interest in the earnings, rents and proceeds thereof as aforesaid, the principal thereof being to vest in the Trustee the entire legal and equitable title in and to all of the trust property above described.

If the title to any of the trust property is now or hereafter registered, the Register of Titles is hereby directed not to issue or note on the certificate of title or duplicate thereof, or memorial, the words "in trust", or "upon condition", or "with limitations", or words of similar import, as accordance with the statute in such case made and provided.

And the said Grantor hereby expressly waive and release 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 his hand and seal this 21st day of MAY, 1987.

Official Seal of Cathrine E. Drucker, Notary Public, State of Illinois, My Commission Expires Nov. 15, 1988

STATE OF ILLINOIS COUNTY OF COOK

I, CATHERINE E. DRUCKER, Notary Public, do hereby certify that LEONARD M. JELEN personally known to me to be the same person whose name subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his 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 21st day of MAY, 1987. Commission expires Nov 15 1988

Document Prepared By: ROY F. ... ATT ... FRANK ...

ADDRESS OF PROPERTY: 9957 W. AGATITE COURT SCHILLER PARK, ILL 60176 THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES ONLY AND IS NOT A PART OF THIS DEED SEND SUBSEQUENT TAX BILLS TO 9957 W. AGATITE COURT SCHILLER PARK, ILLINOIS 60176

DOCUMENT NUMBER

12.25

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

Return to ↓

ROY E. [unclear]
ATTORNEY AT LAW
999 W. GRAND AVE.
FRANKLIN PARK, ILL. 60131
(312) 453-5211

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