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WARRANTY DEED IN TRUST

1987 JUN 11 AM 10:18

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor, DOUGLAS C. DER and LUCY Y.S. DER,
his wife,
of the County of _____ and State of Arizona, 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 _____ and
Warrant _____ unto COLUMBIA NATIONAL BANK OF CHICAGO, a corporation duly organized and existing as a national banking
association under the laws of the United States of America, 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 28th day of May 1987, and
known as Trust Number 2574, the following described real estate in the County of Cook
and State of Illinois, to-wit:

Lots 148, 149 and 150 in St. Charles Road 1st Addition to Proviso,
being a Subdivision in the West 1/2 of the East 1/2 of the North East
1/4 of Section 8, Township 39 North, Range 12, East of the Third
Principal Meridian, in Cook County, Illinois.

THIS DOCUMENT WAS DRAFTED BY
JOHN E. DVORAK
Attorney at Law
1127 S. Mannheim Road, Suite 308
P.O. Box 7187
Westchester, IL 60153-7187
(312) 344-8180

12.00

SUBJECT TO Covenants, conditions, easements and restrictions of record
BAO and to general real estate taxes for the year 1986 and 1987.

Real Estate Tax # 15-08-216-070 (Lots 148 & 149); 15-08-216-047 (Lot 150)

Full power and authority is hereby granted to said Trustee to improve, maintain, 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 of the title,
estate, powers and authorities vested in said Trustee, to donate, to dedicate, to mortgage, to lease, to 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 demise the term of 99 years, and to renew or extend leases upon any terms for a full period or periods of time and in amend, change or modify leases and the terms
and provisions thereof at any time or times hereafter, to promise 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, in possession 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 estate appurtenant to said real estate or any part thereof,
and to deal with 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 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, con-
tracted 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 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 con-
veyance or other instrument, (a) 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, (b) that such con-
veyance 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 thereof, (c) that said Trustee, or any successor in trust, was duly authorized and empowered in and by the execution and delivery of said 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 Columbia National Bank of Chicago, 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 or by or for its or their agents, attorneys or employees may do or omit to do in 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, or for any claim, judgment or decree for anything in or by or for its or their agents, attorneys or employees may do or omit to do in or about the 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 beneficiary under said Trust Agreement as their attorney in fact, hereby irrevocably appointed for such purpose, 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 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 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 by not being to vest in said Columbia
National Bank of Chicago 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 a 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 passed, 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 grantors 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 DOUGLAS C. DER and LUCY Y.S. DER aforesaid have hereunto set
their hands and
seals this 3rd day of June 1987.

DOUGLAS C. DER (SEAL) LUCY Y.S. DER (SEAL)
DOUGLAS C. DER (SEAL) LUCY Y.S. DER (SEAL)

State of Illinois ss. JOHN E. DVORAK Notary Public in and for said County, in
County of Cook the state aforesaid, do hereby certify that DOUGLAS C. DER and LUCY Y.S. DER,
his wife,

OFFICIAL SEAL
JOHN E. DVORAK personally known to me to be the same person as whose name DOUGLAS C. DER and LUCY Y.S. DER are
Notary Public, State of Illinois subscribed to
My Commission Expires 4/26/92 the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed
delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth,
and the release and waiver of the right of homestead given under my hand and notarial seal this 3rd day
of June 1987

Return to:
Columbia National Bank of Chicago
5250 N. Harlem Avenue
Chicago, IL 60636
ATTN: Trust Dept.

4305-07 St. Charles Road
Bellwood, Illinois 60104
For information only insert street address of above described property.

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
Cook County
REVENUE STAMP
JUN-98T
P. 11/82
\$ 3.50
87317534

PROPERTY ORDER # 24316

