

UNOFFICIAL COPY

QUIT CLAIM  
WARRANTY DEED IN TRUST

87387151

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

Date July 6 1987  
Buyer, Seller or Representative

THIS INDENTURE WITNESSETH, That the Grantor,  
Margaret L. Cline, a never married person  
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 other good and valuable considerations, receipt of which is hereby duly acknowledged, Convey<sup>s</sup>  
and ~~WARRANTY~~ unto MIDWEST BANK AND TRUST COMPANY, a banking corporation duly organized and  
existing as a banking corporation under the laws of the State of Illinois, and duly authorized to accept and  
execute trusts with the State of Illinois, as Trustee under the provisions of a certain Trust Agreement, dated the  
14th day of MAY 1987, and known as Trust Number  
87-05-5234, the following described real estate in the County of Cook and State

of Illinois, to-wit:  
The North 39 feet of the South 62 feet of Lot 10 (except the East 8 feet  
thereof dedicated for alley) in Block 19 in Mills and Sons Green Fields Sub-  
division of the East 1/2 of the South East Quarter and of the South 1/2 of the  
North West 1/4 of the South East 1/4 and of the South 1/2 of the South West  
1/4 of the North East 1/4 and the South 1/2 of the South East 1/4 of the  
North West 1/4 of Section 36, Township 40 North, Range 12, East of the  
Third Principal Meridian, in Cook County, Illinois.

PIN 12-36-409-044 0000 Vol 72

This instrument prepared by: Barbara Love  
Midwest Bank & Trust Co.  
1606 N. Harlem Ave.  
Elmwood Park, IL 60635

SUBJECT TO

TO HAVE AND TO HOLD the said real estate unto the said Trustee, and for the uses and purposes herein and in  
said Trust Agreement set forth.

Full power and authority is hereby granted to said Trustee, in and to the said real estate or any part  
thereof, to dedicate parks, streets, highways or alleys and to reserve the same, and to do all things which he may deem proper as often  
as directed to said Trustee in and to the said Trust Agreement, and to execute all proper documents to carry out  
real estate or any part thereof to a successor or successors of said Trustee, or to any other person or persons of the title, estate,  
powers and authorities vested in said Trustee, to donate, to dedicate, to lease, to mortgage, to convey, to release, to quitclaim, to  
release, to lease and real estate, or any part thereof, from time to time, to any person or persons, living or dead, or to the heirs or assigns of any  
person, and upon any terms and for any period of time, or for the term of any lease term of 154 years, and to renew or extend leases upon any terms and for any period of time, or for the term of any lease term of 154 years, and the terms and provisions  
thereof at any time or times hereafter, to execute and to deliver any deed or deeds, lease or leases, mortgage or mortgages, deed or deeds, to purchase the whole or any part of the real estate and to receive therefor the sum of money or other thing of value, or to partition, to  
partition or to exchange said real estate, or any part thereof, for other real estate, or any interest in real estate, or to release, to convey, to  
release, to assign or to assign any right, title or interest in or about the said real estate or any part thereof, and to  
deal with said real estate and every part thereof in all other ways and for all other purposes as it would be lawful for any person  
owning the same to deal with the same, whether permitted to do so by the said Trust Agreement, at any time or times hereafter.

In no case shall any party dealing with said Trustee, or any successor of said Trustee, or any successor in trust, be obliged to see to the application of any purchase money, rent or money borrowed or advanced to the 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 same, or to be held liable for any failure of said Trustee, or be obliged or  
privileged to inquire into any of the terms of said Trust Agreement, and every deed, lease, mortgage, deed or other instrument executed  
by said Trustee, or any successor in trust, in relation to said real estate, shall be valid and binding upon all persons, including the  
Registrar of Deeds and county clerk, upon or claiming under any deed, lease, mortgage, deed or other instrument, as 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 trust, conditions and limitations contained in the said Indenture and in said Trust Agreement or  
in all amendments thereof, if any, and binding upon all persons, including the Registrar of Deeds and county clerk, and every person, who is  
authorized and empowered to execute and deliver every such deed, lease, mortgage, deed or other instrument, and the validity and force of the conveyance is  
made to the grantor or successors in trust, that such successor of said Trustee, or any successor in trust, is fully and completely informed and fully vested with all  
the title, estate, rights, powers, authorities, duties and obligations of the said real estate, and that the said Trustee and said Trust Company, Individually  
or as Trustee, nor its successor or successors in trust shall incur any personal liability or be held liable for any claim, judgment or decree  
for anything it or they or its or their agents or attorneys may do or omit to do in or about the said real estate, under the provisions of this  
Deed or said Trust Agreement or any amendment thereof, or for any consequences of any deed, lease, mortgage, deed or other instrument, any and  
all such liability being hereby expressly waived and released. Any contract, obligation or liability incurred by the Trustee in  
connection with said real estate may be entered into by it in the name of the Trustee, or under said Trust Agreement as their attorney  
in fact, hereby irrevocably appointed for such purposes, or at the election of the Trustee, in its 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 liability 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 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, 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 being to vest in said Trust  
Company, and Trust Company, the entire legal and equitable title in fee simple and in all of the real estate aforesaid set back.  
If the title to any of the above real estate is now or hereafter registered, the Registrar of Deeds is hereby directed not to issue or note  
in the certificate of title or duplicate thereof, or memorial, the words "in trust" or "trust conditions" 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 prepare 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 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 homestead, from sale on execution or otherwise.

In Witness Whereof, the grantor, aforesaid h& her hereto set her hand and  
seal this 6th day of July 1987  
[SEAL] Margaret L. Cline [SEAL]  
[SEAL] Margaret L. Cline [SEAL]

State of Illinois )  
County of Cook-DuPage ) SS. I, Barbara Love, a Notary Public in and for said County, in  
the state aforesaid, do hereby certify that:  
Margaret L. Cline a never married person

"OFFICIAL SEAL"  
Barbara Love  
Notary Public State of Illinois  
My Commission Expires May 1, 1993

personally known to me to be the same person, whose name is 15  
the foregoing instrument, appeared before me this day in person and acknowledged that  
she 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 11th day of July 1987

Grantee's Address:  
Midwest Bank and Trust Company  
1606 N. Harlem  
Elmwood Park, Illinois 60635

1845 N. 75th Ct.  
Elmwood Park, IL 60635  
For information only insert street address of above described property.

This space for affixing Hairs and Revenue Stamps

Document Number

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Mail to:  
MIDWEST BANK AND TRUST COMPANY  
1606 N. HARLEM AVE.  
ELMWOOD PARK, IL 60635



Property of Cook County Clerk's Office

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