

25 FEB 88 88086691

THIS INDENTURE WITNESSETH, That the Grantor, Betty R. Caviness

of the County of Cook and State of Illinois for and in consideration of the sum of Ten (\$10.00) Dollars (\$10.00), in hand paid, and of other good and valuable considerations, receipt of which is hereby duly acknowledged,

Convey Warrant and Quit Claims Warrant unto MELROSE PARK BANK & TRUST, 17th Avenue and Lake Street, Melrose Park, Illinois, 60160, a corporation duly organized and existing as an Illinois Corporation 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 10th day of February 1988, and known as Trust Number 6040, the following described real estate in the County of Cook and State of Illinois, to-wit:

Lot 84 and 85 in Hillside Gardens, being a subdivision of that part lying South of the southerly line of the right of way of the Chicago, Aurora and Elgin Railroad Company of the west 1/2 of fractional Southwest 1/4, South of the Indian Boundary line of Section 8, Township 39 North, Range 12, East of the Third Principal Meridian according to the Plat thereof recorded October 1, 1924, a document 8611976, in Cook County, Illinois.

Commonly known as: 4718 Butterfield Rd., Hillside, Illinois 60162

Real Estate Index No. 15-08-320-037-0000 Lot 85  
E.B.O 036 84 ←

This document was prepared by: Vito Daleo Attorney At Law 60160  
2210 W. North Ave., Melrose Park, Illinois

TO HAVE AND TO HOLD the said real estate with the covenances, upon the trusts, and for the use 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 make any partition or part thereof, and to resubdivide said real estate as often as desired, to contract to sell, to grant options to purchase, to sell on an installment basis, to convey either with or without consideration, to convey said real estate or any part thereof in 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, 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 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 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 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, 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 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, contracted to be sold, leased or mortgaged by said Trustee, or any successor in trust, be obliged to see in 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 propriety, 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, 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 trust created by this indenture and by said Trust Agreement was in full force and effect, (b) 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 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 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 the, his or their predecessor in trust.

This conveyance is made upon the express understanding and condition that neither Melrose Park Bank & Trust, 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 it or they or their agents or attorneys 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 thereof, or for injury to person or property happening in 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 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 to 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 who receive 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 same or any of them shall be only in the earnings, avails and proceeds from the sale or any other disposition of said real estate, and no such interest is hereby declared to be personal property of any 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 hereof being to vest in said Melrose Park National Bank the entire legal and equitable title in the 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 file in the certificate of 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 instrument or a copy thereof, or the 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 5 hereunto set her hand and seal this 10th day of February 1988

(SEAL) Betty R. Caviness (SEAL)  
(SEAL) \_\_\_\_\_ (SEAL)

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 Betty R. Caviness

personally known to me to be the same person whose name was 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 use and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal this 10th day of February 1988

Vito Daleo  
Notary Public

RETURN TO: MELROSE PARK BANK & TRUST  
17th Avenue & Lake Street  
Melrose Park, Illinois, 60160  
Box 189 -- Cook County Recorder

4718 Butterfield Rd. Hillside, Ill.  
For information only insert street address of above described property.  
60162

88086691

The above space for recorder's use only

88086691

12.00

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