

UNOFFICIAL COPY

88086752

WARRANTY DEED IN TRUST

88086752

THIS INDENTURE WITNESSETH, That the Grantor, Mary Beth Dougherty, a Spinster 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, Conveys and Warrants unto State Bank of Countryside 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 20th day of January, 1988, and known as Trust Number 88-387, the following described real estate in the County of Cook and State of Illinois, to-wit:

See attached legal description

Permanent Index No. 27-07-300-002 UM

88028965

Property: 14813 Oak St. Oakland Park, Ill. 60406

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SUBJECT TO

TO HAVE AND TO HOLD the said 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 granted to said Trustee to improve, manage, protect and subdivide said real estate or any part thereof, to dedicate parks, streets, highways, easements and to vacate any subdivision or part thereof, and to re-subdivide said real estate as often as 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, power 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 the present or in futuro, 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, to amend or modify leases as to their terms and provisions thereof at any time or times hereafter, to contract to make leases and to grant options to lease and to renew or extend leases and options to purchase the whole or any part of the reversion and to contract respecting the manner of filing 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 that the terms of this trust have been fulfilled 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 conveyance or other instrument, and the filing of the delivery thereof in 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 thereunder, (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 its, his or their predecessor in trust.

This conveyance is made upon the express understanding and condition that neither State Bank of Countryside, individually or as Trustee, nor its successor or successors in trust shall incur any personal liability or be subject to any claim, judgment or decree for anything in or to the application of or for purchase money, rent or interest hereon or advanced or unpaid thereon, or be obliged to see that the terms of this trust have been fulfilled 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 conveyance or other instrument, and the filing of the delivery thereof in 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 thereunder, (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 its, his or their predecessor in trust.

The interest of each and every beneficiary hereunder and under said Trust Agreement and of all persons claiming under the same shall be subject to the earnings, assets and proceeds arising from the sale or any other disposal of said real estate, and such interest is hereby declared to be the 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, assets and proceeds thereof as aforesaid, the intention hereof being to vest in said State Bank of Countryside 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 or duplicate thereof, or in any of 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 Agreement or a copy thereof, or any extracts therefrom, as evidence that any transfer, change 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 benefits 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 20th day of January, 1988.

Mary Beth Dougherty (SEAL)

State of Illinois, I, the undersigned, a Notary Public in and for said County, County of Cook, in the state aforesaid, do hereby certify that Mary Beth Dougherty, a Spinster

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 20th day of January, 1988.

Notary Public

STATE BANK OF COUNTRYSIDE 6724 John Road Countryside, Illinois 60626 (312) 486-3100

OL TITLE

This instrument was prepared by Thomas R. Knight 14518 S. Lawrence Avenue, Ill.

This space for affixing Riders and Revenue Stamps

This deed is exempt from taxations under Section 4 Paragraph E of the Real Estate Transfer Tax Act.

Il. Dougherty

Document Number

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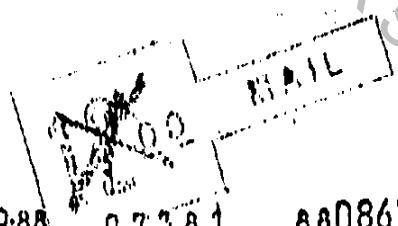
Property of Cook County Clerk's Office

LEGAL DESCRIPTION

Lot 148 in Pinewood P.U.D. Unit 5, being a subdivision in the West 1/2 of Section 7, Township 36 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois.

Property of Cook County Clerk's Office

DEPT-01 \$12.25
J0333 TRAN 6853 03/20/88 12:14:00
05685 P.C. # -88-028965
COOK COUNTY RECORDER



FEB-29-88 07381 88086752 - A - Rec 12.00

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12.00 E

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PROPERTY DESCRIPTION

part of subdivision 2, block 1, lot 1, of the
subdivision known as North, Range 14, East of the
line of Cook County, Illinois.

Property of Cook County Clerk's Office

COOK COUNTY RECORDER
11300 N. LAKE ST. CHICAGO, IL 60633
TEL: 462-4400 FAX: 462-4401

U.S.I. 11300 N. LAKE ST. CHICAGO, IL 60633 TEL: 462-4400 FAX: 462-4401

COOK COUNTY RECORDER

11300 N. LAKE ST. CHICAGO, IL 60633

COOK COUNTY RECORDER