

This Indenture Witnesseth, That The Grantor Donald R. Dwyer,

a Widower and not remarried of the County of Cook and State of Illinois for and in consideration of Ten and no/100-- Dollars

and other good and valuable considerations in hand paid, Conveys and Warrant unto Kansas State Bank, Kansas, Illinois, a banking corporation

incorporated and existing under and by the laws of the State of Illinois and qualified to act as Trustee under the laws of the State of Illinois, as Trustee under the provisions of a trust agreement dated the 16th day of March, 1988, known as Trust Number 150, the following described real estate in the County of Cook and State of Illinois, to-wit:

[REDACTED]

AND LOT 9 IN RIVER FOREST PARK HOMES, SUBDIVISION OF PART OF THE WEST 1/2 OF THE SOUTH WEST 1/4 OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 19, 1948 AS DOCUMENT NUMBER 14446645, IN COOK COUNTY, ILLINOIS COMMONLY KNOWN AS 254 Park Avenue, River Forest, Illinois PI 15-12-302-045-0000

[REDACTED]

TO HAVE AND TO HOLD the said premises 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 premises or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to resubdivide said property 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 premises 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, pledge or otherwise encumber said property, or any part thereof, to lease said property, or any part thereof, from time to time, in possession or reversion by leases to commence in 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 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 property, 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 easement appurtenant to said premises or any part thereof, and to deal with said property and every part thereof in all other ways 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 in relations to said premises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obliged to see to the application of any purchase money, rent or money borrowed or advanced on said premises, or be obliged to see the application of any purchase money, rent, or money borrowed or advanced on said premises, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the 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 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, (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 some amendment thereof and binding upon all beneficiaries thereunder, (c) that said trustee 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 of all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale or 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.

And the said grantor hereby expressly waive and release any and all rights 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 16th day of March, 1988

(SEAL) X Donald R. Dwyer (SEAL) (SEAL) (SEAL)

Tax Bill to be sent to Donald R. Dwyer 347 Bonnie Brae River Forest, Illinois

88255106

UNOFFICIAL COPY

TRUST NO. 150

Deed in Trust

WARRANTY DEED

Donald R. Dwyer

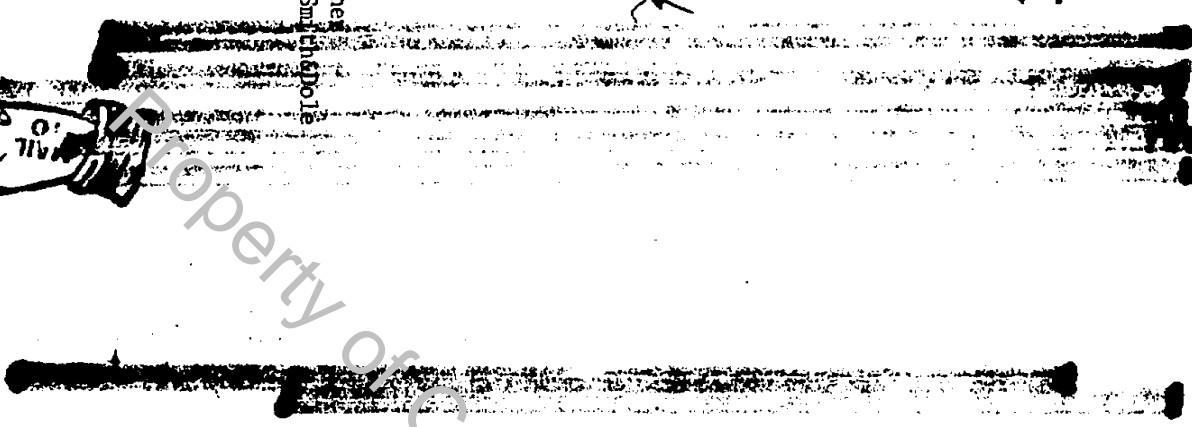
TO

KANSAS State Bank
KANSAS, ILL
TRUSTEE

Deed prepared by Jack O. Asher
Dillavou, Overaker, Asher, Smith & Poole
236 West Court Street
Paris, Illinois 61944
(217)-465-6444

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12.00

STATE OF Illinois
County of *Madison*

I, *Michael O. Kern*
a Notary Public in and for said County, in the State aforesaid, do hereby certify that

Donald R. Dwyer

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

16th day of March 1988

Michael O. Kern
Notary Public.

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Property of Cook County Clerk's Office