DEED IN TRUST

89496029

This above space for recorder's use

THIS INDENTURE WITNESSETH, That the Grantor JEFFREY S. RICHARDS and LYNN M. RICHARDS, his wife

of Cook County, State of Illinois in consideration of TEN AND NO/100 ($10.00) ---------- Dollars, and other valuable considerations paid, convey and warrant to FRANKFORT STATE BANK, an Illinois corporation, whose address is 28 W. Nebraska Street, Frankfort, Illinois 60423, as trustee under a trust agreement dated the 5th day of October 10, 1989, known as Trust Number 398, the following described real estate in Cook County, Illinois:

The North Half of Lot 14 as measured on the East and West Lines thereof in Alpine Farms being a Subdivision of part of the West 1/2 of the Southwest 1/4 of Section 29, Township 36 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

DEPT-01 RECORDING $12.25
T#3333 TRAN 8634 10/19/89 12:14:00
#1762 # C *-89-496029
COOK COUNTY RECORDER

P.I.N. 27-29-300-043-000

Commonly known as: R.R. #1, Box 28A
Mokena, IL 60448

TO HAVE AND TO HOLD the real estate with the appurtenances attached thereto upon the trusts and for the uses and purposes stated herein and in the trust agreement.

Full power and authority is hereby granted to the trustee with respect to the real estate or any part or parts of it, and at any time or times to: subdivide and resubdivide; dedicate parks, streets, highways or alleys; vacate any subdivision or part thereof; contract to sell; grant options to purchase, sell and convey on any terms, with or without consideration; convey to a successor or successors in trust; grant to each successor or successors all of the title, estate, powers and authorities vested in the trustee; donate; dedicate; mortgage, pledge or otherwise encumber it; execute leases in possession or reversion, to commence in the present or in the future on any terms and for any period of time, not exceeding 198 years; renew or extend leases upon any terms and for any periods of time, amend, change or modify leases; contract to execute leases; grant options to lease and options to renew leases, grant options to purchase the whole or any part of the reversion; contract with respect to the manner of fixing the amount of present or future rentals; partition or exchange it for other real or personal property; grant easements or charges of any kind, release, convey or assign any right, title or interest in or about or easement appurtenant to it; and to deal with in every way and for such other considerations as would be lawful for any person owning it even though different from the ways above specified.

In no case shall any party dealing with the trustee in relation to the real estate or to whom it or any part shall be conveyed, contracted to be sold, leased or mortgaged by the trustee, be obliged to see the application of any purchase money, rent, or money borrowed or advanced on the trust property or be obliged to see that the terms of the trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of the trustee, or be obliged or privileged to inquire into any of the terms of the trust agreement. Every deed, trust deed, mortgage, lease or other instrument executed by the trustee in relation to the trust property shall be conclusive evidence in favor of every person relying on or claiming under any such conveyance, or other instrument, that: (a) at the time of delivery thereof the trust created hereby and by the trust agreement was in full force and effect; (b) such conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained herein and in the trust agreement and any amendment thereof and is binding on all beneficiaries; (c) the trustee was duly authorized to execute and deliver every 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 trust.

The interest of every beneficiary 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 dispositions of the trust property, and such interest shall be personal property. No beneficiary shall have any legal or equitable title or interest in or to the trust property, but only an interest in the earnings, avails and proceeds thereof.

If the title to any of the trust property is now or hereafter registered, the Registrar of Titles is directed not to register or note 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.

The grantor __ hereby expressly waive __ and release __ any and all right or benefit under and by virtue of any and all statues of the State of Illinois providing for the exemption of homesteads from sale on execution or otherwise.

The grantor Shave hereunto their set hand S and seal S this 10 day of October 10, 1989.

Jeffrey S. Richards (SEAL) Jeffrey S. Richards

Lynn M. Richards (SEAL) Lynn M. Richards

(SEAL) (SEAL)

This conveyance is exempt from the provisions of the Illinois Real Estate Transfer Tax Act under Illinois Revised Statutes Chapter 29 Section 8

This space for Affixing Riders and Revenue Stamps

Attorney at Law

State of ILLINOIS
County of COOK ss.

I, JANICE DOEDE a Notary Public in and for said County, in said State do hereby certify that JEFFREY S. RICHARDS and LYNN M. RICHARDS, his wife

personally known to me to be the same person S whose name S are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as ____ at their 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 10 day of October 1989.

Mail Tax Bill To:
Mr. Jeffrey Richards
R.R. #1, Box 28A
Mokena, IL 60448

Janice Doede 10-10-89 Notary Public

Document Number

89496029

After Recording Mail Deed to:
FRANKFORT STATE BANK
28 W. Nebraska Street
Frankfort, Illinois 60423

R.R. #1, Box 28A, Mokena, IL 60448

For information only insert street address of above described property.

Document Prepared By: John V. De Stefano
11950 S. Harlem Palos Heights, IL 60463

$12.00

UNOFFICIAL COPY

Property of Cook County Clerk's Office