

The above space for recording is for the use of the County Clerk's Office

THIS INDENTURE WITNESSETH, That the Grantors WILLARD B. FOUNTAIN III and YVETTE FOUNTAIN, his wife 1012 N. 3rd Ave., Maywood, of the County of COOK and State of ILLINOIS for and in consideration of Ten and No/100 (\$10.00) and valuable consideration in hand paid, Conveys and warrants unto MAYWOOD-PROVISO STATE BANK, a corporation of Illinois, as Trustee under the provisions of a trust agreement dated the 16th day of MAY 19 89 known as Trust Number 8144 the following described real estate in the County of COOK and State of Illinois, to-wit:

LOTS 11, 12, 13 AND 14 IN BLOCK 155 IN MAYWOOD, A SUBDIVISION OF THE SOUTH 1/2 OF THE SOUTH WEST 1/4 OF SECTION 2, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, THE WEST 1/2 OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND NORTH WEST 1/4 OF SECTION 14, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. . DEPT-01

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TO HAVE AND TO HOLD the said premises with the appurtenances 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 deed, park, streets, highways, alleys and to vacate any subdivision or part thereof, and to redivide said property as often as desired, to contract to sell or 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 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 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 lease, convey, or assign any right, title or interest in or about or appurtenant to said premises, or any part thereof, and to deal with said property and every part thereof in all other ways and for such other considerations as may 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 relation 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 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 the same, and under any such conveyance, lease or other instrument, 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 compliance with the trusts, conditions and limitations contained in this indenture and in said trust agreement and in some amendments thereto, and that said trustee was duly authorized and empowered to execute and deliver the same, and that said trustee, mortgage or other instrument and 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, 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.

If the title to any of the above lands is now or hereafter registered in the Register of Titles, it shall be deemed not to register or note in the certificate of title or duplicate thereof, or memorial, in any of the above specified words, or with limitations, or words of similar import, in accordance with the statute in such case made applicable.

And the said grantors hereby expressly waive and release any and all right of 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 grantors aforesaid have hereunto set their hand and seal this 16th day of MAY 1989

Willard B. Fountain III (Seal) Yvette Fountain (Seal)  
WILLIARD B. FOUNTAIN III YVETTE FOUNTAIN

State of Illinois the undersigned a Notary Public in and for said County, in County of COOK do hereby certify that WILLARD B. FOUNTAIN III and YVETTE FOUNTAIN, his wife

personally known to me to be the same persons whose names 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 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 official seal this 16th day of May 1989

"OFFICIAL SEAL"  
NILDA L. BURGOS  
Notary Public Cook County, Illinois  
My Commission Expires Feb. 2, 1992

This space for affixing Reders and Revenue Stamps

REGISTER UNDER THE PROVISIONS OF PARAGRAPH 1, SECTION 17, OF AN ACT OF MARCH 1, 1929, CH. 111, P. 111, AS AMENDED  
GAIL NELSON  
COUNTY CLERK

Document Number

89271065

GRANTEES ADDRESS  
MAYWOOD-PROVISO STATE BANK  
411 Madison Street, Maywood, Illinois  
Cook County Recorder Box 5

1312-16-18-20 So. 5th Ave., Maywood, IL.

For information only, street address of above described property

THIS DOCUMENT PREPARED BY: GAIL NELSON, 411 MADISON ST., MAYWOOD, IL. 60153

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UNOFFICIAL COPY

Property of Cook County Clerk's Office

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