UNOFFICIAL COPY

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DEED IN TRUST
WARRANTY

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantors ANTON ABRAHAM and LORRAINE G. ABRAHAM, his wife, as Joint Tenants,

of the County of Cook and State of Illinois for and in consideration of TEN AND NO 100 ($10.00)**********dollars, and other good and valuable considerations in hand paid, Convey and Warrant unto PALOS BANK AND TRUST COMPANY, an Illinois Banking Corporation, its successor or successors, 12600 Harlem Avenue, Palos Heights, Illinois as Trustee under a trust agreement dated the 20th day of April, 1987 known as Trust Number 1-2487 the following described real estate in the County of Cook and State of Illinois, to-wit:

Lots 11 to 24 both inclusive in Block 31 and Lots 11 to 40 both inclusive in Block 32 in Alpine Heights, a Subdivision of the South West Quarter of Section 20, Township 36 North, Range 12, East of the Third Principal Meridian (Except from Sections 20 and 29 those parts thereof conveyed to Wabash, St. Louis and Pacific Railroad for Depot Site and Right of Way by Deed made by Harlow P. Smith and Wife dated October 28th, 1882 as Document 69125 in Book 1169, Page 34, in Cook County, Illinois.

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TO HAVE AND TO HOLD the real estate with its appurtenances upon the trusts and for the uses and purposes herein and in the trust agreement set forth.

Full power and authority is hereby granted to said trustee to subdivide and resubdivide the real estate or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, to execute contracts to sell or exchange, to execute grants of options to purchase, to execute contracts to sell on any terms, to convey either with or without consideration, to convey the 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, powers and authorities vested in said trustee, to donate, to dedicate, to mortgage or otherwise encumber the real estate, or any part thereof, to lease the real estate, or any part thereof, from time to time, in possession or reversion, by leases to commence in praesenti or in futuro, and upon any terms and for any period or periods of time, 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 easement 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 in relation to the real estate or to whom the real estate 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 the real estate, 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 the trustee, or be obliged or privileged to inquire into any of the terms of this trust agreement; and every deed, trust deed, mortgage, lease or other instrument executed by the trustee in relation to the 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 the trust agreement was in full force and effect, (b) that such conveyance or other instrument was executed in accordance with the terms, conditions and limitations contained herein and in the trust agreement or in any amendment thereof and binding upon all beneficiaries thereunder, (c) that the 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.

If the title to any of the above lands 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 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 the said grantor S hereby expressly waive and release 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 S aforesaid ha ve hereunto set their hand and seal this 14th day of July, 1989.

Anton Abraham (SEAL) Lorraine G. Abraham (SEAL)
ANTON ABRAHAM LORRAINE G. ABRAHAM

(SEAL) (SEAL)

State of Illinois
County of Cook } ss

I, a Notary Public in and for said County in the state aforesaid, do hereby certify that ANTON ABRAHAM and LORRAINE G. ABRAHAM, his wife

"OFFICIAL SEAL"
Wayne L. Johnson
Notary Public, State of Illinois
My Commission Expires 4/12/93

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 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 14th day of July, A. D. 89

Wayne L. Johnson
Notary Public

This instrument was prepared by:
WAYNE L. JOHNSON,
15255 South 94th Avenue, Suite 500
Orland Park, Illinois 60462

MAIL TO:

Lecas Real Estate
10401 Roberts Road
Palos Hills, Illinois 60465

10808 West 167th Street
Orland Park, Illinois 60462
For information only insert street address of above described property

Property of Cook County Clerk's Office