

Deed in Trust

Consult a lawyer before using or acting under this form. All warranties, including the warranty of title, are excluded.

UNOFFICIAL COPY 89 4 26 0

THE GRANTOR BILLY JO WINGO AND Ila EveLYN WINGO COUNTY, ILLINOIS  
WINGO, HIS WIFE FILED FOR RECORD

1989 JUL 27 PM 3:00

89344260

of the County of Cook and State of Illinois  
for and in consideration of Ten and 90/100  
Dollars, and other good and valuable considerations in hand paid,  
Convey s and (WARRANT S / QUIT CLAIM)  
unto FIRST ILLINOIS BANK & TRUST, ITS SUCCESSOR OR SUCCESSORS, as Trustee under the provisions  
of a trust agreement dated the 26th day of October,  
19 88, and known as Trust Number 9240 (hereinafter  
referred to as the "trustee.") the following described real estate in  
the County of Cook and the State of Illinois, to wit:

89344260

(The Above Space For Recorder's Use Only)

LOT 2 (EXCEPT THE EAST 17 FEET THEREOF) IN BLOCK 108 IN THE RESUBDIVISION OF  
FREDERICK H. BARTLETT'S SEVENTH ADDITION TO BARTLETT HIGHLANDS, BEING A SUBDIVI-  
SION IN THE SOUTH EAST 1/4 OF THE NORTH EAST 1/4 OF SECTION 13, TOWNSHIP 38  
NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.  
HEREINAFTER CALLED "THE REAL ESTATE".

Common Address: 5714 SOUTH HARLEM AVENUE, SUMMIT, ILLINOIS

Real Estate Tax I. D. Number(s): 18-13-222-014-0000

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

Full power and authority are hereby granted to the trustee to subdivide and resubdivide the real estate or any part thereof; to dedicate parks,  
streets, highways or alleys; to vacate any subdivision or part thereof; to contract to sell; to grant options to purchase; 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 the trustee; to donate, to dedicate, 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 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 real estate; to contract respecting the manner of fitting the amount of present or future rentals; to partition  
or to exchange the real estate, or any part thereof, for other real or personal property; to grant easements or changes of any kind; to release,  
convey or assign any right, title or interest in or about or incident appurtenant to the real estate or any part thereof; and to deal with the 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 the 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 the trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or  
advanced on the real estate, or to 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; 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, that at the time of delivery thereof the trust created herein and by the  
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 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.

This conveyance is made upon the express understanding and condition that neither the trustee nor its successor or successors in trust shall  
incur any personal liability or be subjected to any claim, judgment or decree for anything it or they or its agents or attorneys may do or omit to  
do in or about the said real estate or under the provisions of this Deed or said Trust Agreement or any amendments thereto, or for injury to person  
or property happening in or about said real estate, any and all such liability being hereby expressly waived and released. Any contract, obligation  
or indebtedness incurred or entered into by the Trustee in connection with said real estate may be entered into by it in the name of the then  
beneficiaries under said Trust Agreement as their attorney-in-fact, hereby irrevocably appointed for such purposes, or at the election of the Trustee,  
in its own name, as trustee of an express trust and not individually (and the Trustee shall have no obligation whatsoever with respect to any such  
contract, obligations or indebtedness except only so far as the trust property and funds in the actual possession of the Trustee shall be applicable  
for the payment and discharge thereof). All persons and corporations whomsoever and whatsoever shall be charged with notice of this condition  
from the date of the filing for record of this Deed.

The interest of each beneficiary under the trust agreement and of all persons claiming under them or any of them shall be only if the  
possession, earnings, avails and proceeds arising from the mortgage, sale, or other disposition of the real estate and such interest is hereby declared  
to be personal property, and no beneficiary under the trust agreement shall have any title or interest, legal or equitable, in or to the real estate as  
such, but only an interest in the possessions, 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 limitation," or words of similar import,  
in accordance with the statute in such case made and provided.

And the said grantors hereby expressly waives 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 have hereunto executed this deed this 26th  
of July 1989

Billy Jo Wingo  
Billy Jo Wingo

Ila Evelyn Wingo  
Ila Evelyn Wingo

State of Illinois, County of Cook SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY  
that 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.

seal, this 26th day of July 1989  
Commission expires November 25 1990

Paul Zogas  
NOTARY PUBLIC

This instrument was prepared by Paul Zogas, 8929 S. Harlem Ave., Bridgeview, Illinois  
(NAME AND ADDRESS)

\*USE WARRANT OR QUIT CLAIM AS PARTIES DESIRE

ADDRESS OF PROPERTY  
5714 S. HARLEM AVE.

**First Illinois Bank & Trust**

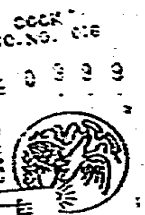
MAIL TO: 14 South LaGrange Road  
LaGrange, Illinois 60525  
**BOX 333 - GG**

SUMMIT, ILLINOIS  
THE ABOVE ADDRESS IS FOR STATISTICAL  
PURPOSES ONLY AND IS NOT A PART OF  
THIS DEED.  
SEND SUBSEQUENT TAX BILLS TO:

ATTENTION: LAND TRUST DEPARTMENT  
OR RECORDER'S OFFICE BOX NO. \_\_\_\_\_

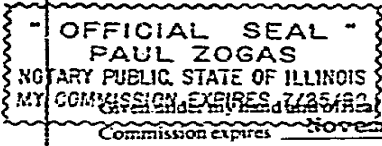
Kenneth Sibear  
(Name)  
8649 Heather Drive, Burr Ridge, IL 60521  
(Address)

Handwritten: 72-4-71-26



STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
DEPT. OF REVENUE  
2250

STATE OF ILLINOIS  
DEPT. OF REVENUE  
JUL 27 1989  
COOK COUNTY  
REAL ESTATE TRANSACTION TAX  
89344260



UNOFFICIAL COPY

DEED IN TRUST

TO  
FIRST ILLINOIS BANK  
& TRUST

7-34(1)-12/98

Property of Cook County Clerk's Office