

# UNOFFICIAL COPY

90604543

This Indenture Witnesseth, That the Grantors, BRIAN E. BROPHY and MAUREEN M. BROPHY, his wife,

of the County of Cook and the State of Illinois for and in consideration of TEN AND NO/100 Dollars,

and other good and valuable considerations in hand paid, Convey and warrant unto FIRST MIDWEST TRUST COMPANY, NATIONAL ASSOCIATION, successor in interest to First Midwest Bank/Illinois, National Association of 121 N. Chicago Street, Joliet, Illinois 60431, its successor or successors as Trustee under the provisions of a trust agreement dated the 31st day of October, 1990 known as Trust Number 5529 the following described real estate in the County of Cook and State of Illinois, to-wit

Lot 155 in Southtown, a Resubdivision of Lots 1 to 9 and 16 to 24 in Block 1; Lots 1 to 9 and 16 to 24 in Block 2; Lots 1 to 32 in Block 3; Lots 1 to 28 in Block 4; Lots 5 to 28 in Block 5; Lots 1 to 32 in Block 6; Lots 7 to 19 in Block 7; and Lots 7 to 19 in Block 8 in Firemen's Insurance Company's Addition to Morgan Park in the Southeast 1/4 of the Southeast 1/4 of Section 13, Township 37 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.

94-13-421-098-0000

Exempt Under Provisions of Paragraph 1 of Section 4, Real Estate Transfer Tax Act.

Date                      Buyer, Seller, or Representative

DEPT-01 RECORDING

\$13.00

T#8888 TRAN 0724 12/12/90 15:51:00

#7219 #H \*-90-604543

COOK COUNTY RECORDER

90604543

TO HAVE AND TO HOLD the said premises with the appurtenances, upon the trusts and for 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 directly to a trust grantee or to a successor or successors in trust and to grant to such trust grantee or 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 perpetuity or reversion, by leases to commence in present or in 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 renew leases and options to purchase the whole or any part of the reversion and to contract respecting the manner or 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 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.

The Grantor, hereby expressly warrant to the Grantee (and all successors in interest) that the herein above described real estate is not subject to the reporting requirements of "The Responsible Property Transfer Act of 1988" (30 Ill. Rev. Stat. Chcs. 903-907 as Amended), and that no toxic waste, noxious, radioactive or hazardous material is stored on, or otherwise exists upon said premises.

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 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 and in some amendment thereof and binding upon all beneficiaries hereunder, (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.

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 cases made and provided.

And the said grantors 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 have hereunto set their handS and sealS this 31<sup>ST</sup> day of OCTOBER 1990

(SEAL) Brian E. Brophy  
BRIAN E. BROPHY

Maureen M. Brophy  
MAUREEN M. BROPHY

90604543  
1001  
10/31/90

# UNOFFICIAL COPY

1-80-389

WARRANTY

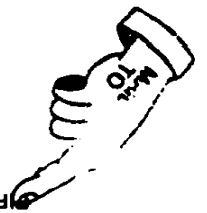
Depn in Trust

Property of Cook County Clerk's Office

THIS SPACE FOR AFFIXING RIDERS AND REVENUE STAMPS

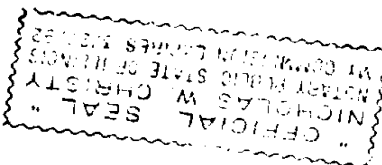
Chicago, Illinois 60655  
 2514 West 110th Street  
 MAUREEN M. BROPHY  
 MAIL TAX BILL TO  
 24-13-421-028-0006  
 PERMANENT INDEX NUMBER  
 Chicago, Illinois 60655  
 2514 West 110th Street  
 PROPERTY ADDRESS

FIRST MIDWEST TRUST COMPANY  
 NATIONAL ASSOCIATION  
 121 North Chicago Street  
 JOLIET, ILLINOIS, 60431



MAIL THIS INSTRUMENT TO  
AFTER RECORDING TO

Chicago, IL 60617  
 10602 S. Ewing Avenue  
 NICHOLAS W. CHRISTY  
 PREPARED BY  
 THIS INSTRUMENT WAS



STATE OF ILLINOIS  
COUNTY OF COOK  
SS. } Nicholas W. Christy

a Notary Public in and for said County, in the State aforesaid, do hereby certify that BRIAN E. BROPHY and MAUREEN M. BROPHY

personally known to me to be the same person, B whose name B 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, GIVE under my hand

day of OCTOBER 31st A. D. 1990  
Notary Public, *Nicholas W. Christy*

030543