

UNOFFICIAL COPY

90019868

WARRANTY DEED IN TRUST

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor, Stephen H. Adams and Apolonia N. Adams his wife of the County of Cook and State of Illinois for and in consideration of the sum of Ten Dollars Dollars (\$ 10.00), in hand paid, and of other good and valuable considerations, receipt of which is hereby duly acknowledged, Convey and Warranty unto FIRST NATIONAL BANK OF NILES, ILLINOIS, a National Banking Association duly organized and existing under the National Banking Laws and duly authorized to accept and execute trusts within the State of Illinois, as Trustee under the provisions of a certain Trust Agreement, dated the 8th day of January 19 90, and known as Trust Number 534, the following described real estate in the County of Cook and State of Illinois, to-wit:

Lot 22 in Shekleton's Oriole Park, being a Subdivision of part of Lots 14, 15, 16 and 17 in Circuit Court Partition of the South Half of the North East Quarter the North Half of the South East Quarter and the South West Quarter of the South East Quarter of Section 25, Township 41 North, Range 12, East of the Third Principal Meridian, and also that part lying West of the East line of road of the North West Quarter of Section 30, Township 41 North, Range 13, East of the Third Principal Meridian, in Cook County Illinois.

Property Address: 7510 West Lawler Niles, Illinois 60648

Permanent Index Number: 09 25 222 004 0000

DEPT-01 RECORDING \$13.25  
143333 TRAM 6208 01/12/90 10:24:00  
19984 + \* - 90 - 01 19868  
COOK COUNTY RECORDER

SUBJECT TO

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TO HAVE AND TO HOLD the said real estate with the appurtenances, upon the trusts, 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 real estate or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to resubdivide said real estate as often as desired, to contract to sell, to grant options to purchase, to sell on credit, to convey estate with or without consideration, to convey said real estate or any part thereof to a successor or successors in trust and to grant, to each, to each or successors in trust all of the title, estate, powers and authorities vested in said Trustee, to donate, to mortgage, to lease or otherwise encumber said real estate, or any part thereof, in fee and said real estate, or any part thereof, from time to time, in any sum or manner, by lease to commence in three years or in future, and upon any terms and for any period or periods of time, not exceeding in the case of any single lease 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 amount of 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 receive, convey or assign any right, title or interest in or about or appertaining 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 consideration 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, or any successor in trust, in relation to said real estate, or to whom said real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said Trustee, or any successor in trust, be obliged to see to the application of any purchase money, rent or money borrowed or advanced on said real estate, or to see that the terms of this trust have been complied with, or be obliged to inquire into the authority, necessity or expediency of any act of said Trustee, or be obliged or prevented to inquire into any of the terms of said Trust Agreement, and every deed, trust, mortgage, lease or other instrument executed by said Trustee, or any successor in trust, in relation to said real estate shall be conclusive evidence in favor of every person (including the Beneficiary of this deed) relying upon or claiming under any such conveyance, lease or other instrument, and 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 accordance with the trusts, conditions and limitations contained in the Indenture and in said Trust Agreement or in all amendments thereof, if any, and binding upon all beneficiaries hereunder, so that said Trustee, or any successor in trust, 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 under said Trust Agreement, 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 any 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 said real estate, or any part thereof, or an interest in the earnings, avails and proceeds therefrom, as a result of the interest herein being held by said First National Bank of Niles, the entire legal and equitable title in the lands hereunder to all of the beneficiaries named and described. If the title to any of the above real estate is now or hereafter registered, the Registrar of Titles is hereby directed not to register or file in the certificate of title or duplicate thereof, or memorial in the records of the State of Illinois, or with limitations, or any other similar instrument, in accordance with the statute in such case made and provided, and said Trustee shall be required to produce the said Agreement or a copy thereof, or any extracts therefrom, as evidence that any transfer, charge or other dealing involving the registered lands is in accordance with the true intent and meaning of the trust.

And the said grantor hereby expressly waives and releases 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 beneficiaries from sale on execution or otherwise.

In Witness Whereof, the grantor aforesaid has hereunto set hand, and seal this 8th day of January 19 90

Stephen H. Adams [SEAL] Apolonia N. Adams [SEAL]  
Stephen H. Adams [SEAL] Apolonia N. Adams his wife [SEAL]

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 Stephen H. Adams and Apolonia N. Adams his wife

personally known to me to be the same person, s. whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that KATHLEEN A. NELLESSEN 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.  
My Commission Expires 10/1/91  
Given under my hand and notarial seal this 8th day of January 19 90  
Kathleen A. Nellesen  
Notary Public

Mail to  
FIRST NATIONAL BANK OF NILES  
7100 Oakton Street, Niles, Illinois 60648

For information only insert street address of above described property.  
137 Mail

This space for affixing Riders and Revenue Stamps  
EXEMPT UNDER PROVISIONS OF PARAGRAPH E,  
SECTION 4, REAL ESTATE TRANSFER TAX ACT.  
1/8/90  
Kathleen A. Nellesen  
BUYER, SELLER REPRESENTATIVE  
DATE

90-019868  
Document Number

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