

# UNOFFICIAL COPY

WARRANTY DEED IN TRUST

90021019

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor s, JAMES M. BRIGHAM and LESLIE A. BRIGHAM, his wife

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 the FIRST NATIONAL BANK IN CHICAGO HEIGHTS, a corporation of the United States of America, as Trustee under the provisions of a trust agreement dated the 5th day of December 19 89 known as Trust Number 6941 the following described real estate in the County of Cook and State of Illinois, to wit

LOT 103 IN GALLAGHER AND HENRY'S ISHUALA UNIT NO. 7, A SUBDIVISION OF THE PART OF SECTION 2, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 27-02-205-031-0000

Address Of Real Estate: 13642 Birchbark Court  
Orland Park, IL 60462

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the uses and purposes hereon 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 paths, streets, highways or alleys and to vacate any subdivision or part thereof, and to resubdivide said property as often as deemed, to contract to sell, to grant options to purchase, to sell on any terms, to convey either with or without consideration, to convey and 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 and property or any part thereof, from time to time, in possession or reversion, by lease to commence in present or future, on 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 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 release, cancel, to 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.

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 the 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 or in some amendment thereof and binding upon all beneficiaries thereunder; (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 it, his or their predecessor or trust.

The interest of each and every beneficiary hereunder and of all persons claiming under them, any of them shall be only in the earnings, profits 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, profits and proceeds thereof as aforesaid.

If the title to any of the above lands is now or hereafter encumbered, the Registrar of Titles is hereby directed not to register or note on 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 s and release s any and all right or benefits under any 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 hand s and seal s this 5th day of December 19 89

JAMES M. BRIGHAM (Seal) LESLIE A. BRIGHAM (Seal)

This Instrument Prepared By: Michael D. Gubbins, Attorney At Law, 1612 West Lincoln Highway, Olympia Fields, IL 60461  
State of Illinois ss MICHAEL D. GUBBINS a Notary Public in and for said County, County of Cook ss in the state aforesaid, do hereby certify that JAMES M. BRIGHAM and LESLIE A. BRIGHAM, his wife

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 5th day of December 1989  
Michael D. Gubbins Notary Public

"OFFICIAL SEAL"  
Michael D. Gubbins  
Notary Public, State of Illinois  
My Commission Expires 5-21-91

GRANTEE:  
First National Bank in Chicago Heights  
100 First National Plaza  
Chicago Heights, Illinois 60411

13642 Birchbark Court  
Orland Park, IL 60462



Information only must show address of above described property.

REVIEW UNDER PROVISIONS OF PARAGRAPH E, SECTION 4, REAL ESTATE TRANSFER TAX ACT  
12/5/89  
DATE BUYER, SELLER OR REPRESENTATIVE

This space for affixing Riders and Revenue Stamps

90021019  
Document Number

12.00

**UNOFFICIAL COPY**

TRUST No. .6241.....

**DEED IN TRUST**

(WARRANTY DEED)

TO

First National Bank in Chicago Heights

TRUSTEE

**TRUST DEPARTMENT**

First National Bank in Chicago Heights  
100 First National Plaza  
Chicago Heights, Illinois 60411

Property of Cook County Clerk's Office

61CT2006