

UNOFFICIAL COPY

DEED IN TRUST

91602480

Quit Claim

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor ORVILLE E. FRAME, a single person,

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 consideration in hand paid, Convey s and Quit Claim s unto the Riverdale Bank, an Illinois banking corporation qualified to do trust business under and by virtue of the laws of the State of Illinois whose address is 13700 South Indiana Avenue, Riverdale, Illinois 60627 as Trustee under the provision of a Trust Agreement dated the 14th day of November 1991 known as Trust No 480 the following described real estate in the county of Cook and the state of Illinois to wit

Lots 7 & 8 in Block 2 in Reich Addition to Dolton, a subdivision of that part of the Southwest fractional 1/4 South of the River of Section 34, Township 37 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

PIN #25-34-312-007 and #25-34-312-008

Address of property: 13719 South Leyden Chicago, Illinois 60627

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 of 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 in any terms, to convey, either with or without consideration, to give and grant premises or any part thereof to a successor or successors in trust and to grant such successor or successors in trust all the title, estate, power and authorities vested in said trustee, to donate, to dedicate, to mortgage, pledge or otherwise encumber said property of any part thereof, to lease said property, or any part thereof from time to time, in possession or reversion, by leases to commence in present or 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 lease agreements 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, convey or assign any right, title or interest in or about or easement or appurtenance to said premises or any part thereof, and to deal with said property and every part thereof in all the ways and for such other considerations as it would be lawful for any person, in the same to deal with the same, whether similar or different to 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 or sold or mortgaged by said Trustee, by being liable to the payment of any purchase money, rent or money borrowed or advanced on said premises, or be obliged to see the terms of any trust have been complied with, or be obliged to sign in the necessity or expediency of any act of said Trustee, or be obliged to provide or to compare into any of the terms of said trust agreement, and every deed, trust deed, mortgage, lease or other instrument executed by said Trustee, or trustee or trustee or trustee shall be conclusively evidence in favor of every person claiming under any such conveyance, lease or other instrument, and that at the time of the conveyance of 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 this indenture and the said trust agreement or in some amendment thereto and binding upon all beneficiaries hereunder, and that said Trustee was fully authorized and empowered to execute and deliver every such deed, trust deed, mortgage or other instrument and of 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 trustee or their predecessor in trust

The interest of each and every beneficiary hereunder and of all persons claiming under this trust 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, in said, 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 authorized 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 grantor hereby expressly waive s and release s 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 aforesaid ha s, hereunto set his hand and seal this 14th day of November 1991

ORVILLE E. FRAME

State of ILLINOIS County of COOK

WAYNE L. JOHNSON

Notary Public in and for said County, in the state aforesaid, do hereby certify that ORVILLE E. FRAME, a single person

OFFICIAL SEAL

Personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day of November 1991 and acknowledged that he My Commission expires on the 14th day of November 1991

Wayne L. Johnson Notary Public

After recording return to: Riverdale Bank Land Trust Department 13700 Indiana Avenue Riverdale, IL 60627

For information only insert street address of above described property

This document prepared by JOHNSON & JOHNSON, LTD. 625 East 170th Street South Holland, IL 60423

Exempt Under Real Estate Transfer Tax Act Sec. 4 Par. E & Cook County Ord. 88104 Par. E Date 11-10-91 Sign [Signature]