

UNOFFICIAL COPY

31025371

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor THOMAS NICHOLAS LEECH, an unmarried 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 considerations in hand paid, Convey and warrants unto WEST SUBURBAN BANK, a State Banking Corporation of Lombard, Illinois, as Trustee under the provisions of a Trust agreement dated the 19th day of December, 1990, known as Trust Number 9545, the following described real estate in the County of Cook and State of Illinois, to-wit:

Lot 1 in Block 9 in the Trails Unit 1, being a subdivision in the Southwest 1/4 of Section 35, Township 41 North, Range 10 East of the Third Principal Meridian, according to the plat of subdivision recorded September 27, 1971 as Document Number 21639442 and as amended on November 11, 1971 as Document Number 2103236, in Cook County, Illinois.

Subject to General taxes for 1990 and subsequent years; building lines and building and liquor restrictions of record; zoning and building laws and ordinances; public utility easements; public roads and highway easements for private roads; covenants and restrictions of record as to encroachments; party wall rights and agreements.

Commonly known as 621 Glacier Roselle, Illinois
P.I.N. 07-35-308-037-0000
P.I.N. 07-35-308-056-0000

\$13.25
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COOK COUNTY RECORDER

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trust 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 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 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 mortgage, to pledge or otherwise encumber said property, or any part thereof, and upon any terms and for any period or periods of time, not exceeding in the case of any single tenancy 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 premises 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 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 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, 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, (c) 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, (d) 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, and binding upon all beneficiaries thereunder, (e) that said trustee was duly authorized and empowered to execute and deliver such deed, lease, mortgage or other instrument and (f) 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 his, his or their predecessor in trust.

The interest of each and every beneficiary hereunder and of all persons claiming under or from 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 conditions", or "with limitations", or words of similar import, in accordance with the statute in such case made and provided.

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 homesteads from sale on execution or otherwise.

In Witness Whereof, the grantor aforesaid has hereunto set his hand and seal this 31st day of December, 1990

-01-025371 (Seal)

Thomas N. Leech (Seal)
THOMAS NICHOLAS LEECH (Seal)

State of ILLINOIS } ss George M. Bradshaw a Notary Public in and for said County, in
County of DU PAGE } the state aforesaid, do hereby certify that Thomas Nicholas Leech

personally known to me to be the same person, whose name subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his 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 31st day of December, 1990



This space for affixing Riders and Revenue Stamps

Document Number

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Property of Cook County Clerk's Office

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COOK COUNTY
REAL ESTATE TRANSACTION TAX
REVENUE STAMP JAN 14 90
11828
34.50

025813

STATE OF ILLINOIS
REAL ESTATE TRANSACTION TAX
REVENUE STAMP JAN 14 90
11204
69.00

025813