

UNOFFICIAL COPY

DEED IN TRUST

91034755

The above space for recorder's use only

THIS INDENTURE WITNESSETH, that the Grantors JAMES LOUIS BELLER and SHARON BELLER also known as SHARON L. BELLER, HIS WIFE, of the County of Cook and State of Illinois for and in consideration of TEN AND 00/100 (\$10.00) Dollars, and other good and valuable considerations in hand paid, Convey and Warrant unto FIRST NATIONAL BANK OF ILLINOIS, a National Banking Association of Lansing, Illinois, at 3256 RIDGE ROAD, LANSING, ILLINOIS 60438 as Trustee under the provisions of a trust agreement dated the 26th day of September 19 88, known as Trust Number 3000, the following described real estate in the County of Cook and State of Illinois, to-wit:

Lot 1 in Block 3 in William Olds addition to Dolton, a subdivision in the East 1/2 of the Southeast 1/4 of Section 3, Township 36 North, Range 14, East of the Third Principal meridian, in Cook County, Illinois Commonly known as: 14534 Murray Avenue Dolton, Illinois

This instrument prepared by Horka and Horberg, 13947 Torrence Ave Burnham, IL 60633

TO HAVE AND TO HOLD the said premises and the appurtenances upon the trusts and for the uses and purposes herein and in said trust agreement...

Full power and authority is hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof to dedicate parts thereof, to sell, lease and to execute any subdivision or part thereof, and to redivide 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 in a successive or consecutive 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 said property, or any part thereof, from time to time, in possession or reversion, by leases in common in present or 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 ten 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, 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 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, 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, and that at the time of the delivery of any deed, trust deed, mortgage, lease or other instrument executed by said trustee 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 in said trust agreement or in some amendment thereof, and binding upon all beneficiaries thereunder, and that said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, mortgage or other instrument and that if the execution is made by 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 the, his or their predecessor in trust.

The interest of each and every beneficiary hereunder and of all persons claiming under him or any of them shall be only in the earnings, assets and proceeds arising from the use 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, assets and proceeds thereof as aforesaid.

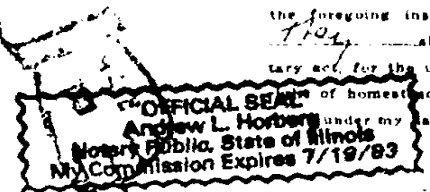
If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in the certificate of title or duplicate thereof, or memorial, the words "in trust" or "upon condition," or "with limitations," or words of similar import, in accordance with the statute in such case made and provided.

And the said grantor 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 James Louis Beller and Sharon L. Beller, hereunto set their hands and seals this 18th day of January 1991

James Louis Beller (Seal) Sharon L. Beller (Seal)

State of Illinois, County of Cook, Andrew L. Horberg, a Notary Public in and for said County, in the state aforesaid, do hereby certify that James Louis Beller and Sharon L. Beller, also known as Sharon L. Beller, 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 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.



Notary Public Andrew L. Horberg, 14534 Murray Avenue, Dolton, IL 60438, this 18th day of January 1991

First National Bank of Illinois 3256 Ridge Road LANSING, ILL

For information only insert street address of above described property.

This space for affixing Riders and Revenue Stamps

Document Number

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Property of Cook County Clerk's Office

91034755

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COOK COUNTY
REAL ESTATE TRANSFER TAX
REVENUE STATEMENT

STATE OF ILLINOIS