

512482771
DEED IN TRUST

UNOFFICIAL COPY

91072811

The above space for recorder's use only

RUSH

THIS INDENTURE WITNESSETH, THAT THE GRANTORS **GEORGE C. WAGNER AND SALLY A. WAGNER, HIS WIFE** of the County of **Cook** and State of **Illinois** for and in consideration of the sum of **Ten and No/100** Dollars (\$ **10.00**)

in hand paid, and of other good and valuable considerations, receipt of which is hereby duly acknowledged, Convey - and Warrant - unto **HERITAGE TRUST COMPANY**, an Illinois Corporation as Trustee under the provisions of a certain Trust Agreement, dated the **15th** day of **August**

19 **80** , and known as Trust Number **80-1802** , the following described real estate in the County of **Cook** and State of **Illinois**, to-wit:

LOT 17 IN BLOCK 26 IN ARTHUR T. MCINTOSH AND COMPANY'S HOME ADDITION TO MIDLOTHIAN OF SECTION 11, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

COOK COUNTY RECORDER
#9510 # 91-072811
104444 TRNN 0033 02/15/91
DEPT-01 RECORDING

Common Address:
**3662 W. 147th
91072811 Midlothian, IL.**

PIN 28 11 127 037

TO HAVE AND TO HOLD the said real estate with the appurtenances, upon the trusts, and for the use 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 and alleys and to execute any subdivision map therefor, and to reallocate said real estate as often as desired, to contract to sell, to grant options to purchase, to sell or any terms, to convey either with or without covenants, to convey said real estate 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 real estate, or any part thereof, to lease said real estate, or any part thereof, from time to time, in possession or reversion, by lease to commence in present or in 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 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 real estate, 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 any real estate appurtenant to said real estate or any part thereof, and to deal with said real estate and any 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 interest borrowed or advanced on said real estate, or be obliged to see that the same 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 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, or any successor in trust, in relation to said real estate shall be conclusive evidence in favor of every person (including the Registrar of Titles of said county) relying upon or claiming under any such conveyance, lease or other instrument or that at the time of the delivery thereof the trust created by said Indenture and by said Trust Agreement was in full force and effect, 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 and in all amendments thereof, if any, and binding upon all beneficiaries thereunder, (c) 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, powers, authorities, duties and obligations of its his or their predecessor in trust

This conveyance is made upon the express understanding and conditions that neither Heritage Trust Company, individually or as Trustee nor its successor or successors in trust shall incur any personal liability or be subjected to any claim, judgment or decree for anything it or they or its or their agents or attorneys may do or omit to do in or about the said real estate or under the provisions of this Deed or said Trust Agreement or any amendment thereto, or for injury to person or property happening in or about said real estate, any and all such liability being hereby expressly waived and released. Any contract obligation or indebtedness incurred or entered into by the Trustee in connection with said real estate may be entered into by it in the name of the then beneficiary or for said Trust Agreement as their attorney in fact, hereby irrevocably appointed for such purposes, or at the election of the Trustee in its own name as Trustee of an express trust and not individually and the Trustee shall have no obligation whatsoever with respect to any such contract obligation or indebtedness except only so far as the trust property and funds in the actual possession of the Trustee shall be applicable for the payment and discharge thereof. All persons and corporations whomsoever and whatsoever shall be charged with notice of this condition from the date of the filing for record of this Deed

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 or to said real estate as such but only an interest in earnings, avails and proceeds thereof as aforesaid, the intention hereof being to vest in said Heritage Trust Company the entire legal and equitable title in fee simple, in and to said real estate above described

If the title to any of the above real estate is now or heretofore 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, "with limitations" or words of similar import, in accordance with the statute in such case made and provided

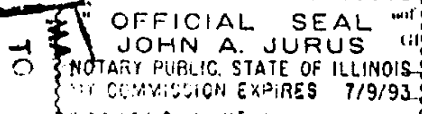
And the said grantor hereby expressly waive and release any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for exemption of homesteads from sale on execution or otherwise

In Witness Whereof, the grantor George C. Wagner and Sally A. Wagner hereunto set 8th hand January 19 91 seal George C. Wagner (SEAL) Sally A. Wagner (SEAL)

STATE OF Illinois County of Cook I, John A. Jurus a Notary Public in and for said County in the State aforesaid do hereby certify that George C. Wagner and Sally A. Wagner

personally known to me to be the same person 8 whose name S they 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 seal this 8th day of January A D 19 91 John A. Jurus Notary Public My commission expires _____



HERITAGE TRUST COMPANY
17500 Oak Park Avenue
Tinley Park, Illinois 60477

For information only insert street address of above described property

John A. Jurus
15344 Central
Oak Forest, IL 60452

Section 4
Specialty Under Provisions of the Real Estate Transfer Tax Act

This space for affixing Notary and Revenue Stamp

Document Number
91072811

Mary C. Wagner

329

UNOFFICIAL COPY

Property of Cook County Clerk's Office

91072811