

UNOFFICIAL COPY

The above space for recorder's use only

THIS INDENTURE WITNESSETH, that the Grantor Frank L. Snyder and Cheryl A. Snyder (formerly known as Cheryl A. Benetis), Husband and 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 ~~WARRANTY~~ unto Admiral Federal Savings Bank, 1660 Plainfield Road, Crest Hill, Illinois, a corporation of the United States of America, and duly authorized to accept and execute trusts within the State of Illinois, as Trustee under the provisions of a certain Trust Agreement, dated the 21 day of February 1991, and known as Trust Number 8-1376, the following described real estate in the County of Cook and State of Illinois, to wit:

LOT 130 IN D. KANDUCH'S HILLCREST ESTATES ADDITION, BEING A SUBDIVISION OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 21, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAN THEREOF RECORDED SEPTEMBER 9, 1957, AS DOCUMENT NUMBER 17906213, IN COOK COUNTY, ILLINOIS.

PLAT 22-21-408-011

Commonly known as 11908 Walker Road, Joliet, Illinois.

DEPT-01 RECORDING
1000000 1000 000 000000
RECORDED IN 11-12-1-4
91032047

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XXXXXXXXXX

Exempt Under Provisions of
Paragraph 2, Section 4,
Real Estate Transfer Tax Act.
Date 2/21/91 Buyer, Seller or Representative

TO HAVE AND TO HOLD the said real estate with the appurtenances, upon the trusts, 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 real estate or any part thereof, to dedicate parks, streets, highways or alleys, to create any subdivision or part thereof, and to redivide said real estate as often as desired, to contract to sell, to grant options to purchase or sell on any terms, to convey either with or without consideration, to convey said real estate or any part thereof to a successor or successors in trust of 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 and real estate, or any part thereof, from time to time, in possession or reversion, by leases 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 options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to contract respectively in the manner of leasing 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 or easement appurtenant to said real estate or any part thereof, and to deal with said real estate 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, or any successor in trust, in relation to said real estate, or to whom said real estate or any part thereof shall be or ever is or shall 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 money borrowed or advanced on said real estate, or be obliged to see that the terms 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, 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 Trustee or trustee thereof) relying upon or claiming under any such conveyance, mortgage 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 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, 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 predecessors in title.

This conveyance is made upon the express understanding and condition that neither said Federal Savings Bank, 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 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 beneficiaries under said Trust Agreement, or their attorneys in fact, hereby appointed for such purposes, or at the election of the Trustee, in its own name, as Trustee, or as 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, companies and individuals shall be charged with notice of this condition from the date of the filing hereof of 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 solely in the common, undivided and undivided proceeds arising from the sale or any other disposition of said real estate, and such interest is hereby appointed for such purposes, or at the election of the Trustee, in its own name, as Trustee, or as 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, companies and individuals shall be charged with notice of this condition from the date of the filing hereof of record of this deed.

If the title to any of the above real estate is now or hereafter registered, the Registrar of Titles is hereby directed to transfer or note in the certificate of title or duplicate thereof, or memorandum, 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 said Trustee shall not be required to produce the said Agreement or a copy thereof, or any extracts therefrom, as evidence that any transfer, charge or other dealing involving the registered land is in accordance with the true intent and meaning of the trust.

Any corporate successor to the trust business of any corporate trustee named herein or acting hereunder shall become trustee in place of its predecessor, without the necessity of any conveyance or transfer.

And the said grantor Frank L. Snyder and Cheryl A. Snyder hereby expressly waive, release and relinquish 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 Frank L. Snyder and Cheryl A. Snyder aforesaid have hereunto set their hands and seals this 21st day of February 1991.
Frank L. Snyder [SEAL] Cheryl A. Snyder [SEAL]

I, Raychel A. Starks, the undersigned, a Notary Public in and for said County, in the state aforesaid, do hereby certify that Frank L. Snyder and Cheryl A. Snyder (formerly known as Cheryl A. Benetis), Husband and Wife

personally known to me to be the same persons whose name is 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 21st day of February, 1991.

Notary Public
" OFFICIAL SEAL "
RAYCHEL A. STARKS
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 4/1/92

This instrument prepared by This Instrument Prepared By:
ROBERT S. KROCKEY
BLOCK, KROCKEY, CERNUGEL-COWGILL-P.C.
19 West Jefferson Street
Joliet, IL 60431

91032047

Document Number

1308

TRUST No. 5

DEED IN TRUST

(KROCKEY DEED)

QUITCLAIM

10

AMERIFED FEDERAL SAVINGS BANK

TRUSTEE

UNOFFICIAL COPY

Mail tax bills to:

Mr. and Mrs. Frank Snyder
1296 - 119th Street
Lombard, IL 60439

After recording, MAIL DEED to:

~~AMERIFED FEDERAL SAVINGS BANK~~

~~1660 PLAINFIELD ROAD
CREST HILL, ILLINOIS
60435~~

ROBERT S. KROCKEY, ATTORNEY

**BLOCK, KROCKEY, CERNUGEL
AND COWGILL, P.C.
19 WEST JEFFERSON STREET
JOLIET, IL 60431**

Property of Cook County Clerk's Office

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