

UNOFFICIAL COPY

This Indenture between William H. Russell, Charles C. Gruller & No. 2 A. Baltzer,
divorced and not since remarried, and Jack Peltzer and Mary Ellen
Peltzer, his wife

of the County of Cook and State of Illinois for and in consideration
of TEN (\$10.00) and no/100 Dollars, and other good and valuable considerations in hand paid, Convey
and Warrant _____ unto the FIRST NATIONAL BANK OF EVERGREEN PARK, a national banking
association existing under and by virtue of the laws of the United States of America, its successor or successors as Trustee
under the provisions of a trust agreement dated the 10th day of February 1991, known as
Trust Number 11083 the following described real estate in the County of Cook and State
of Illinois, to-wit:

Lot #9 in Block 11 in James Webb's Subdivision in the Southeast
quarter of Section 14, Township 38 North, Range 13, East of the
Third Principal Meridian, in Cook County, Illinois.

DEPT 401 RECORDING \$13.00
T#2222 TRAN 6506 03/13/91 12:22:00
#7198 # B *-91-112929
COOK COUNTY RECORDER

Address of Property: 3418 W. 62nd St., Chicago, Il. 60629.

PI#: 19-14-411-035-0000, Vol. 391.

91112929

Grantee's Address: 3101 West 95th Street, Evergreen Park, Illinois 60642

TO HAVE AND TO HOLD the said premises 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 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 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 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
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, (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 some amendment thereof and binding upon all beneficiaries thereunder, (c)
that said trustee 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, rights, powers, authorities,
duties and obligations of its, his or their predecessor in trust.

The interest of each and every beneficiary hereunder 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 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 condition," or
with "limitations," or words of similar import, in accordance with the statute in such case made and provided.

And the said grantor S 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 S aforesaid ha ve hereunto set _____ their _____ hands and
seal S this 12th day of MARCH 1991.

(SEAL) William H. Russell & Charles C. Gruller (SEAL)
Jack Peltzer & Mary Ellen Peltzer (SEAL)

This instrument was prepared by: John P. Deane, Attorney at Law, 7158 S. Millard
Chicago, Il. 60629

1392

91112929

UNOFFICIAL COPY

STATE OF Illinois
COUNTY OF Cook } ss. I, John P. Meade

a Notary Public in and for said County, in the State aforesaid, do hereby certify that
John P. Peltzer, divorced and not since remarried,
Jack Peltzer and Mary Ellen Peltzer, his wife

OFFICIAL SEAL
JOHN P. MEADE
NOTARY PUBLIC STATE OF ILLINOIS
MY COMMISSION EXPIRES SEPT. 30, 1991

personally known to me to be the same person s whose name s are
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
17th day of March A.D. 19 91

John P. Meade

Notary Public.

My commission expires September 30, 1991

★ 949182 CITY OF CHICAGO ★
★ REAL ESTATE TRANSACTION TAX ★
★ REVENUE STAMP ★
★ MAR 1991 ★
★ 412.50 ★

131217
Cook County
REAL ESTATE TRANSACTION TAX
REVENUE STAMP MAR 1991
27.50

3112929

Deed in Trust

WARRANTY DEED

TO

First National Bank of Evergreen Park

TRUSTEE

EVERGREEN BANKS
First National Bank of Evergreen Park

Trust Department
3100 West 95th Street
Evergreen Park, Illinois 60822
422-6700