

# UNOFFICIAL COPY

WARRANTY DEED IN TRUST

93627679

D1318-10 CF R10 BFC Forms

The above space for recorder's use only

COOK  
CG. NO. 016

74-53-775A  
93038655

23y

217786

THIS INDENTURE WITNESSETH, That the Grantor

ROBERT L. Kruse and Evelyn G. Kruse, his wife  
of the County of Cook and State of Illinois for and in consideration  
of Ten (\$10.00) Dollars, and other  
good and valuable considerations in hand paid, Convey and Warranty unto  
WESTERN SPRINGS NATIONAL BANK AND TRUST, a national banking association, whose address is  
4456 Wolf Road, Western Springs, Illinois 60558, as Trustee under the provisions of a trust agreement  
dated the 17th day of January 1993, known as  
Trust Number 2952 the following described Real estate in the County of  
Cook and State of Illinois, to wit:

Lot 7 (except the West 7 1/2 feet thereof) in Country Club  
Heights, a Subdivision of the South 1/4 of the East 1/2 of  
the South East 1/4 of Section 8, Township 38 North, Range  
12 East of the Third Principal Meridian according to the Plat  
thereof recorded as Document 16119576, in Cook County,  
Illinois.

Subject to 1992 Real Estate Taxes and subsequent years  
and rights of record.  
Subject to building lines, restrictions and easements  
of record.

PERMANENT TAX NUMBER: 18-06-402-025 VOLUME NUMBER: \_\_\_\_\_  
STREET ADDRESS: 905 Country Club, LaGrange, Illinois

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, arrange, 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 just 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 lease to commence 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 190 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, in a manner similar to or different from the ways above  
specified, at any time or times thereafter

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 in this indenture and in said trust agreement or in some amendment thereto 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 or 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 S aforesaid has their hand s and seal s  
this 17th day of AUGUST 1993

Robert L. Kruse (Seal) Evelyn G. Kruse (Seal)  
Robert L. Kruse (Seal) Evelyn G. Kruse (Seal)

State of Illinois ss. Charles R. Casper a Notary Public in and for said County, in  
County of Cook the state aforesaid, do hereby certify that Robert L. Kruse and  
Evelyn G. Kruse his wife

OFFICIAL SEAL  
CHARLES R. CASPER  
NOTARY PUBLIC STATE OF ILLINOIS  
MY COMMISSION EXPIRES 12/31/97  
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  
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 August 1993

Charles R. Casper  
Notary Public

After recording return to:  
WESTERN SPRINGS NATIONAL  
BANK AND TRUST  
Land Trust Department  
4456 Wolf Road  
Western Springs, IL 60558

THIS INSTRUMENT WAS PREPARED BY:  
Charles R. Casper  
521 S. LaGrange Rd.  
LaGrange, Illinois

BOX 333

STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
REVENUE  
337.00  
REAL ESTATE TRANSACTION TAX  
168.50  
93627679

Document Number

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9000 N. Halsted  
Chicago, IL 60630

773.462.1000

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