

DEED IN TRUST **UNOFFICIAL COPY** 93047167

Form 191 Rev. 07-89

The above space for recorder's use only.

THIS INDENTURE WITNESSETH, THAT THE GRANTOR, JAMES S. SIMMONS, JR., married to Stephanie Simmons, Cook of the County of Cook and State of Illinois, for and in consideration of the sum of TEN and no/100ths Dollars (\$ 10.00), in hand paid, and of other good and valuable considerations, receipt of which is hereby duly acknowledged, Conveys and Ours Claims unto SOUTH HOLLAND TRUST & SAVINGS BANK, an Illinois banking corporation, 16178 South Park Avenue, South Holland, Illinois as Trustee under the provisions of a certain Trust Agreement, dated the 15th day of December 19 92 and known as Trust Number 10675, the following described real estate in the County of Cook and State of Illinois, to wit:

UNIT 301 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN CLOVERLEAF CONDOMINIUM BUILDING "A" AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 23051823, AS AMENDED; IN THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

NR
S1335897 N/A

93047167

DEPT-01 RECORDING 223.50
#90666 TRAN 5934 01/20/93 11:39:00
#90666 # -93-047167
COOK COUNTY RECORDER

Property Address: 375 Stoney Island - Unit 301
Calumet City, IL 60409

93047167

Permanent Real Estate Index Number: 29-12-116-047-1009

TO HAVE AND TO HOLD the real estate with its appurtenances upon the trusts and for the uses and purposes herein and in the trust agreement set forth. Full power and authority is hereby granted to said trustee to subdivide and resubdivide the real estate or any part thereof; to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof; to execute contracts to sell or exchange, or execute grants of options to purchase, to execute contracts to sell on any terms, to convey either with or without consideration; to convey the 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 the trustee; to donate, to dedicate, to mortgage, or otherwise encumber the real estate, or any part thereof; to execute leases of the real estate, or any part thereof, from time to time, in possession or reversion, by leases to commence in present or future, and upon any term is and for any period or periods of time, and to execute renewals or extensions of leases upon any terms and for any period or periods of time and to execute amendments, changes or modifications of leases and the terms and provisions thereof at any time or times hereafter; to execute contracts to make leases and to execute options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to execute contracts respecting the manner of fixing the amount of present or future rentals, to execute grants of easements or charges of any kind; to release, convey or assign any right, title or interest in or about or appurtenant to the real estate or any part thereof, and to deal with the title to 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 title to the real estate to deal with it whether similar to or different from the ways above specified and at any time or times hereafter.

In no case shall any party dealing with said trustee in relation to the real estate, or to whom the real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by the trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on the real estate, or be obliged to see the terms of the trust have been complied with, or be obliged to inquire into the necessity or expedience of any act of the trustee, or be obliged or privileged to inquire into any of the terms of the trust agreement, and every deed, trust deed, mortgage, lease or other instrument executed by the trustee in relation to the real estate shall be conclusively 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 hereby and by the 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 here in and in the trust agreement or in any amendments thereto and binding upon all beneficiaries, (c) that the 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.

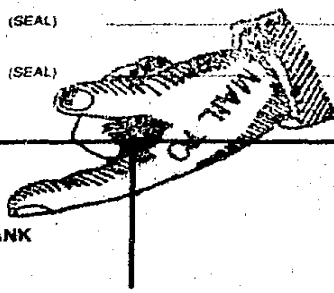
The interest of each beneficiary under the trust agreement and of all persons claiming under them or any of them shall be only in the possession, earnings, and the avails and proceeds arising from the sale, mortgage or other disposition of the real estate, and such interest is hereby declared to be personal property, and no beneficiary shall have any title or interest, legal or equitable, in or to the real estate as such, but only an interest in the possession, 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 hereby expressly waives and releases 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 aforesaid has hereunto set his hand and seal this 19th day of December 19 92

JAMES S. SIMMONS, JR. (SEAL)
STEPHANIE SIMMONS (SEAL)



MAIL DEED TO:
SOUTH HOLLAND TRUST & SAVINGS BANK
16178 South Park Avenue
South Holland, Illinois

2352

for affixing Riders and Revenue Stamps

REAL ESTATE TRANSFER TAX

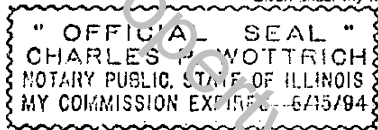
Michelle R. ...
Calumet City - City of Homes \$ 86

Document Number



UNOFFICIAL COPY

State of Illinois)
County of Cook)
SS. I, Charles P. Wottrich a Notary Public in and for said County, in
the state aforesaid, do hereby certify that James S. Simmons, Jr., and
Stephanie Simmons, his wife,
personally known to me to be the same person S whose name S are they subscribed to
the foregoing instrument, appeared before me this day in person and acknowledged that
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 19th day of December 18 92



Charles P. Wottrich
Notary Public

This instrument was prepared by:
(Name) Charles P. Wottrich
(Address) 2629 Flossmoor Road
Flossmoor, IL 60422

Mail subsequent tax bills to:
(Name) _____
(Address) _____

93047167

Property of Cook County Clerk's Office

★
★
★
★
125903

Cook County
REAL ESTATE TRANSACTION TAX
02700
REVENUE STAMP
000603