

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor, **ALPHONSE BENNETT, divorced and not since remarried**

of the County of **Cook** and State of **Illinois** for and in consideration of **TEN AND NO/100 (\$10.00)** Dollars and other good and valuable consideration in hand paid, Convey **s** and warrant **s** unto **MAYWOOD-PROVISO STATE BANK**, a corporation of Illinois, as Trustee under the provisions of a trust agreement dated the **26th** day of **April** 19**86**, known as Trust Number **6974** (the following described real estate in the County of **Cook** and State of Illinois, to-wit:

---SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF---

PERMANENT TAX INDEX NO.: 15-10-302-017

ADDRESS OF REAL ESTATE: 422 South 22nd Avenue, Bellwood, 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, 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 futuro, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 198 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, 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 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, (n) 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 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, 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 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 21st day of April 1994

Alphonse Bennett (Seal) *Alphonse Bennett* (Seal)
ALPHONSE BENNETT (Seal) (Seal)

THIS INSTRUMENT PREPARED BY:
Avrum Reifer, 3016 West Sherwin Avenue, Chicago, Illinois

State of **Illinois** County of **Cook** ss. I, the undersigned a Notary Public in and for said County, in the state aforesaid, do hereby certify that **ALPHONSE BENNETT, divorced and not since remarried**

personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as

his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.
Vanessa A. Larson and notarial seal this 21st day of April 1994
Notary Public, State of Illinois
Commission Expires May 13, 1996

Misc TO

Vanessa A. Larson
Notary Public
422 South 22nd Avenue
Bellwood, Illinois

GRANTEE'S ADDRESS
MAYWOOD-PROVISO STATE BANK
411 Madison Street, Maywood, Illinois
Cook County Recorder Box 3

For information only insert street address of above described property.

226545
STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
REVENUE
DEPT. OF REVENUE
MAY-534
STAMP MAY-534
REVENUE
MAY-534
2259
Cook County
REAL ESTATE TRANSACTION
2259
This stamp is to be placed in the space provided on the reverse side of this document.

Document Number
94411532

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EXHIBIT A

Lot 3 (except the North 38 Feet thereof and the South 40 Feet thereof) in Block 7 in William B. Walrath's Subdivision of part of the West 17 Chains 2 Links of Section 10, Township 39 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

Subject to general taxes for the year 1993 and subsequent years; special taxes or assessments for improvements not yet completed; building lines and building and liquor restrictions of record; zoning and building ordinances; roads and highways; private, public and utility easements of record; party wall rights and agreements, if any; covenants, conditions and restrictions of record; rights of the adjoining owners in and to the West 8 Feet of the land used for a private alley as indicated on Plat of Subdivision recorded as Document 4643766; fence encroachment.

07-11-93

PERMANENT TAX INDEX NO. 15-10-302-017

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Bellwood, Illinois

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