

UNOFFICIAL COPY

WARRANTY DEED IN TRUST

96840585

054701

Cook County
REAL ESTATE TRANSACTION TAX
REVENUE
NOV-4'96
69.00

DEPT-01 RECORDING \$25.00
T#0011 TRAN 4187 11/04/96 12:11:00
#3434 + KP * - 96 - 840585
COOK COUNTY RECORDER

STI-708219

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor Guy S. Du Chatellier, a widower,

of the County of Cook and State of Illinois for and in consideration of
One Hundred Thirty-eight Thousand (\$138,000.00) Dollars, and other good and valu-
 able considerations in hand paid, Conveys s and Warrant s unto the BANK OF LYONS, an
 Illinois banking association, whose address is 8601 W. Ogden Avenue, Lyons, Illinois 60534, as Trustee under the
 provisions of a trust agreement dated the 23rd day of October 19 96,
 known as Trust Number 4163 the following described Real estate in the County of
Cook and State of Illinois, to-wit:

LOT 1 IN BLOCK 15 IN PORTIA MANOR, BEING FREDERICK H. BARTLETT'S
 SUBDIVISION IN THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 39 NORTH, RANGE
 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF
 RECORDED FEBRUARY 16, 1915, AS DOCUMENT NUMBER 5573274, IN BOOK OF PLATS
 137, PAGES 7 AND 8, IN COOK COUNTY, ILLINOIS;

23rd
11

PERMANENT TAX NUMBER: 15-34-314-014-0000
 STREET ADDRESS: 3600 Arthur Avenue, Brookfield, Illinois 60513
 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.

96840585

BOX 335

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 praesenti 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 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

UNOFFICIAL COPY

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 thereafter.

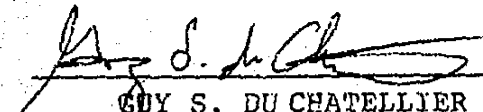
In no case shall any party dealing with said trustee in relation to said premises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced 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 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 _____ 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 _____ aforesaid has _____ hereunto set _____ his
hand _____ and seal _____ this _____ day of
October 31 19 96



GUY S. DU CHATELLIER (Seal)

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
NOV 4 1996
DEPT. OF REVENUE
138.00

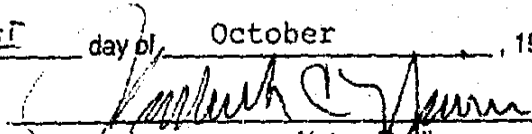
(Seal)

STATE OF ILLINOIS,
COUNTY OF COOK SS.

I, FREDERICK C. NIEMI, a Notary Public in and
for said County, in the state aforesaid, do hereby certify that
GUY S. DU CHATELLIER, a widower,

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.

Given under my hand and notarial seal this 31st day of October, 1996



Notary Public

After recording return to:
BANK OF LYONS
Land Trust Department
8601 W. Ogden Avenue
Lyons, IL 60534

OFFICIAL SEAL
FREDERICK C NIEMI
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES: 09/19/98

THIS INSTRUMENT WAS PREPARED BY:
Frederick C. Niemi
15 Longcommon Road
Riverside, IL 60546-2168