

UNOFFICIAL COPY

DEED IN TRUST

96905252

DEPT-01 RECORDING \$25.00
 T#0012 TRAN 3222 11/27/96 15:26:00
 #2404 CG *-96-905252
 COOK COUNTY RECORDER

The above space is for the recorder's use only

THIS INDENTURE WITNESSETH That the Grantors **Michael Ingram and Sherrin Ross Ingram**, of the County of Cook, and State of Illinois for and in consideration of **Forty-six thousand five hundred and 00/100 Dollars (\$46,500.00)** in hand paid, and of other good and valuable considerations receipt of which is hereby duly acknowledged, Convey and Warrant unto American Midwest Bank & Trust, 1600 West Lake Street, Melrose Park, Illinois 60160, a corporation duly organized and existing as an Illinois Corporation under the laws of the United States of America, and duly authorized to accept and execute trusts within the State of Illinois, as Trustee under the provisions of a certain Trust Agreement dated the 31st day of October, 1996 and known as Trust Number 6659, the following **described** real estate in the County of Cook and State of Illinois, to wit:

Lots Twenty-One (21) and Twenty-Two (22) in Block Twenty-Two (22) in the Previous Land Association Addition to Maywood, in Section Ten (10), Township Thirty-Nine (39) North, Range Twelve (12), East of the Third Principal Meridian, in Cook County, Illinois.

This deed is prepared by: **Sherrin Ross Ingram, Esq., 1908 Huntington Blvd., Hoffman Estates, IL 60195, (847) 885-0873**, using a form provided by grantee.

Real Estate Index No. 15-10-304-025-0000 and 15-10-304-026-0000 **Village Of Maywood** \$ 18500
 Address of Real Estate: **240 South 20th Avenue, Maywood, Illinois 60153** Real Estate Transfer Tax Paid

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 improve, manage, protect and 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 real estate of 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, or pledge, or otherwise encumber the real estate, or any part thereof; to lease said real estate, 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 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 real estate 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 easement appurtenant to said real estate and 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 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, or any successor in trust, in relation to said real estate, or to whom the real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said Trustee, or any successor in trust, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on said real estate, or

BOX 333-CTI


076-27-354 F2

2500
DO

96905252

UNOFFICIAL COPY

★ 0 5 2 6 9 9 8
★ CITY OF CHICAGO ★
★ REAL ESTATE TRANSACTION TAX ★
★ DEPT. OF REVENUE NOV 27 '98 ★
★ No. 11187 ★




998.00

2 7 2 2 7
2 7 2 1 8
2 8 7 2 7
Cook County
REAL ESTATE TRANSACTION TAX
REVENUE
STAMP NO. 27 '98
No. 11427



23.25

2 5 7 7 2 7
2 5 7 7 2 7
STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEPT. OF REVENUE NOV 27 '98
No. 11466



46.50

Property of Cook County Clerk's Office

UNOFFICIAL COPY

be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the authority, necessity or expediency of any act of said Trustee, or to 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, or any successor in trust, in relation to said real estate shall be conclusive evidence in favor of every person (including Registrar of Titles of said county) 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 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 all amendments thereof, if any, and binding upon all beneficiaries thereunder, (c) that said Trustee, or any successor in trust, 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.

This conveyance is made upon the express understanding and condition that neither American Midwest Bank & Trust, individually or as Trustee, nor its successor or successors in trust shall incur any personal liability or be subject to any claim, judgment or decree for anything it or they or its or their agents or attorneys may do or omit to do in or about the said real estate, any and all such liability being hereby expressly waived and released. Any contract, obligation or indebtedness incurred or entered into by the Trustee in connection with said real estate may be entered into in the name of the then beneficiaries under said Trust Agreement as their attorney-in-fact, hereby irrevocably appointed for such purpose, or at the election of the Trustee, in its own name, as Trustee of an express trust and not individually (and the Trustee shall have no obligation whatsoever with respect to any such contract, obligation or indebtedness except, only so far as the trust property and funds in the actual possession of the Trustee shall be applicable for the payment and discharge thereof). All persons and corporations whomsoever and whatsoever shall be charged with notice of this condition from the time of the filing for record of this Deed.

The interest of each and every beneficiary hereunder and under said Trust Agreement and of all persons claiming under them or any of them shall be only in earnings, avails and proceeds arising from the sale, mortgage or any other disposition of said 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 said real estate as such, but only an interest in the earnings, avails, and proceeds thereof as aforesaid, the intention hereof being to vest in said American Midwest Bank & Trust the entire legal and equitable title in free simple, in and to all of the real estate above described.

If the title to any of this real estate 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 said Trust shall not be required to produce the said Agreement or a copy thereof, or any extracts therefrom, as evidence that any transfer, charge or other dealing involving the registered lands is in accordance with the true intent and meaning of the trust.

And the said grantors hereby expressly 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 grantors aforesaid have hereunto set their hands and seals this 31st day of October, 1996.

Michael Ingram, Attorney-in-Fact (SEAL)
 Michael Ingram, *attorney-in-fact*

Sherrin Ross Ingram (SEAL)
 Sherrin Ross Ingram

STATE OF ILLINOIS)

} SS

COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid do hereby certify that Michael Ingram, by and through Sherrin Ross Ingram, attorney-in-

fact, and Sherrin Ross Ingram, personally known to me to be the same persons, whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed, sealed and delivered the said instrument as a 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 seal this 31st day of October, 1996.

"OFFICIAL SEAL"
 JEANNE KNOWLTON
 Notary Public, State of Illinois
 My Commission Expires 09/02/99

Jeanne Knowlton
 Notary Public

MAIL DEED TO: AMERICAN MIDWEST BANK & TRUST, 1600 West Lake Street, Melrose Park, Illinois 60160

96905252

UNOFFICIAL COPY

Property of Cook County Clerk's Office