

# UNOFFICIAL COPY

## WARRANTY DEED IN TRUST

96167988

DEPT-01 RECORDING \$27.50  
 T#0014 TRAN 2541 03/06/96 88:52100  
 #8536 + JW # -96-167988  
 COOK COUNTY RECORDER

The above space for recorder's use only

2750 m

THIS INDENTURE WITNESSETH, That the Grantor, Ralph J. Hilton Married to Donna Hilton

of the County of Cook and State of Illinois, for and in consideration of the sum of Ten Dollars (\$ 10.00), in hand paid, and of other good and valuable considerations, receipt of which is hereby duly acknowledged, Convey s and Warrant s unto State Bank of Countryside, a banking corporation duly organized and existing under the laws of the State of Illinois, 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 15th day of January, 19 87, and known as Trust Number 87-230, the following described real estate in the County of Cook and State of Illinois, to-wit:

Lot 135 in Timbers Estates Phase 2, being a Subdivision of part of the West 1/2 of the Southeast 1/4 of Section 27 and the East 1/2 of the Southwest 1/4 of Section 27, Township 36 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Index No. 27-27-307-019-0000  
 Commonly Known As: 17300 Briar Drive, Tinley Park, Illinois 60477

SUBJECT PROPERTY IS VACANT

### SUBJECT TO

TO HAVE AND TO HOLD the said real estate 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 real estate or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to re-subdivide said real estate 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 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 said Trustee, to donate, to dedicate, to mortgage, pledge or otherwise encumber said 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 present or in 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 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

S1452758

INTERCOUNTY TITLE

ROSH

This space for affixing Filers and Revenue Stamps

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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 changes of any kind, to release, convey or assign any right, title or interest in or about or easement appurtenant to said real estate or any part thereof, and to deal with 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 thereafter.

If no case shall any party dealing with the Trustee, or any successor in trust, in relation to said real estate, or to whom said 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 be obliged to see that the terms of the trust have been complied with, or be obliged to inquire into the authority, 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, or any successor in trust, in relation to said real estate shall be conclusive evidence in favor of every person (including the 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 instrument was executed in accordance with the trusts, conditions and limitations contained in the indenture and in said Trust Agreement or in all amendments thereof, if any, and binding upon all beneficiaries thereunder, (b) 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 (c) if the conveyance be made to a successor or successor, in trust, that such successor or successor in trust have been properly appointed and are fully vested with all the title, estate, rights, powers, authorities, duties and obligations of his, her or their predecessor in trust.

The conveyance is made upon the express understanding and condition that neither State Bank of Countrywide, individually or as Trustee, nor its successor or successors in trust shall incur any personal liability or be subjected to any claim, judgment or decree for anything it or they or its agents or attorneys may do or omit to do in or about the said real estate or under the provisions of this Deed or said Trust Agreement or any amendment thereto, or for injury to person or property happening in or about 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 by it in the name of the then beneficiaries under said Trust Agreement as their attorney-in-fact, hereby irrevocably appointed for such purposes, 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 whatsoever and whatsoever shall be charged with notice of this condition from the date 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 the earnings, avails and profits arising from the sale or any 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, the intention hereof being to vest in said State Bank of Countrywide the entire legal and equitable title in fee simple, in and to all of the real estate above described.

If the title to any of the above 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 Trustee 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 grantor hereby expressly waives \_\_\_\_\_ and release \_\_\_\_\_ 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.

Document Number



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In Witness Whereof, the grantor \_\_\_\_\_ aforesaid he <sup>s</sup> hereunto set his  
hand \_\_\_\_\_ and seal \_\_\_\_\_ this 29th \_\_\_\_\_ day of  
February \_\_\_\_\_ 19 96 \_\_\_\_\_

\_\_\_\_\_  
(Seal) Ralph J. Hilton (Seal)  
.....  
.....  
.....  
.....  
.....  
.....

STATE OF ILLINOIS  
COUNTY OF COOK SS.

I, Cynthia Peri, a Notary  
Public in and for said County, in the state aforesaid, do hereby  
certify that RALPH J. HILTON Married to  
Donna Hilton



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 \_\_\_\_\_ right of homestead.

Given under my hand and official seal this \_\_\_\_\_ 29th  
day of \_\_\_\_\_ February \_\_\_\_\_, 19 96 \_\_\_\_\_

Cynthia Peri  
Notary Public



Mail to:

STATE BANK OF COUNTRYSIDE  
6734 Joliet Road - Countryside, IL 60525  
(708) 485-3100

THIS INSTRUMENT WAS PREPARED BY:

JAMES F. KIRK, ATTORNEY

7646 West 159th Street

Orland Park, Illinois 60462

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Cook County  
REAL ESTATE TRANSACTION TAX

MAR 95



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REVENUE STAMP

953610

RECEIVED  
MAR 10 1995  
CLERK OF COOK COUNTY  
CHICAGO, ILL.

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[REDACTED]

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