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WARRANTY DEED IN TRUST

Mail to: Douglas J. McKeown
2455 Glenwood Avenue
Joliet, IL 60435

DEPT-01 RECORDING 425.50
145555 TRAN 0022 01/27/97 09:56:00
7373 & JJ * 97-057784
COOK COUNTY RECORDER

Name & Address of Taxpayer:
Richard and Virginia Erickson
179th South Wolf Road
Mokena, IL 60448

THIS INDENTURE WITNESSETH, THAT THE GRANTORS, RICHARD C. ERICKSON AND VIRGINIA M. ERICKSON, husband and wife, of Mokena, the County of Cook, and State of Illinois, for and in consideration of Ten and no/100 Dollars, and other good and valuable considerations in hand paid, receipt of which is hereby acknowledged, Convey and Warrant unto DARRELL ERICKSON AND DOUGLAS ERICKSON, grantees, whose address is 179th South Wolf Road, Mokena, Illinois, as Trustees under the provisions of a trust agreement dated the 29th day of December, 1988 and known as Trust Number 1 (and in the event of the death, resignation, refusal or inability of the said grantee to act as Trustee, then unto the surviving trustee as Successor in Trust with like powers, duties and authorities as are vested in the said grantee as such Trustee) the following described real estate in the County of Cook and State of Illinois, to-wit:

An undivided one-tenth interest in 74.7 acres described as follows

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The West 1/2 of the Southwest 1/4 of Section 32, Township 36 North Range 12 East of the Third Principal Meridian, in Cook County, Illinois, excepting therefrom the following described parcel:

The West 700 feet of the North 1,160 feet, except the North 830 feet thereof.

P.I. No. 27-32-300-001

Commonly known as: 179th South Wolf Road, Mokena, IL

TO HAVE AND TO HOLD the said premises with the appurtenances thereunto upon the trusts and for the uses and purposes herein and in such 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, street, 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 in trust and to such successor or successors in trust all of the title, estate, powers and authorities vested in said property, or any part thereof, from time to time, in possession

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of reversion, by leases to commence in praesenti or in futuro, and upon any terms and for any period or periods thereof, not exceeding in the case of any single demise the terms 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 option 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 changes 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 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 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 contained 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 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 grantors 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.

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Division of Property Tax

Date: _____
By: _____, Director