


UNOFFICIAL COPY

 Southwest
Financial Bank and Trust Company

WARRANTY DEED IN TRUST

This Indenture Witnesseth, That the Grantor
James Warren Utt, Jr. and

Catherine Gougher Utt, Husband
and Wife
of the County of Cook

and the State of Illinois

for and in consideration of _____

Ten and no/100ths - - - - - Dollars,
and other good and valuable consideration in hand
paid. Convey \$_____ and Warrant \$_____ unto
Southwest Financial Bank and Trust Company, an
Illinois banking corporation, its successor or suc-
cessors as Trustee under the provisions of a trust

agreement dated the 12th day of March 19 97 known as Trust Number 1-1346

the following described real estate in the County of Cook and State of Illinois, to-wit:

LOT 101 IN PLAT OF SUBDIVISION OF ABBEY OAKS PHASE II OF OUTLOTS A, B AND
C IN ABBEY OAKS SUBDIVISION A SUBDIVISION OF PART OF THE SOUTHEAST 1/4
OF SECTION 28 TOWNSHIP 37 NORTH RANGE 11 EAST OF THE THIRD PRINCIPAL
MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 9, 1994, AS
DOCUMENT 94788054, IN COOK COUNTY, ILLINOIS.

Property Address: 1368 Notre Dame Drive, Lemont, Illinois 60439

Permanent Real Estate Index No. 22-28-412-020-0000

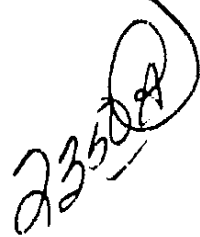
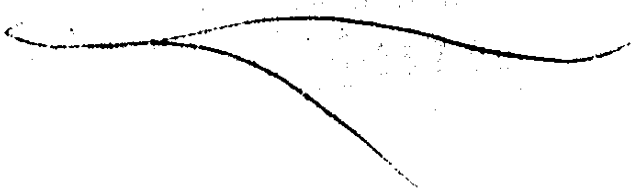
To have and to hold the said premises with the appurtenances, upon the trusts and for uses and purposes herein and in said trust agreement set forth.

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 praesenti 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 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 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.

97217280

PROPERTY RECORDING 123.50
140055 TRAN 4828 03/31/97 13:34:00
1368 NOTRE DAME DR - 97-217280
COOK COUNTY RECORDER

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In no case shall any party dealing with said trustee in relation to said premises, or to whom said premises or any party 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, (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 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 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 cases made and provided.

And the said grantor S hereby expressly waive S and release S 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 S aforesaid ~~has~~ have hereunto set their hands and seals this 14th day of March 1997

(SEAL) James Warren Utt Jr. (SEAL) Catherine Goucher Utt

State of ILLINOIS
County of COOK

S.S.

WILLIAM A. McALISTER a Notary Public

In and for said County, in the State aforesaid, do hereby certify that JAMES WARREN UTT, JR. and CATHERINE GOUCHER UTT

personally known to me to be the same person S whose name all subscribed to the foregoing instrument, appeared before me this day in person and acknowledges that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

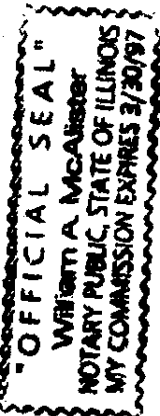
Given under my hand no copy seal this 14th day of MARCH A.D. 1997

William A. McAlister
Notary Public

After Recording Mail to: SOUTHWEST FINANCIAL BANK AND TRUST COMPANY
9901 S. Western Ave.
Chicago, Illinois 60643
(312) 779-6000

Prepared By: SOUTHWEST FINANCIAL BANK AND TRUST COMPANY

(see above)



97217280

COOK COUNTY
REAL ESTATE TRANSACTION TAX
REVENUE
STAMP
MARCH 17 1997
178.50