

This instrument was prepared by Dennis J. ... Trust Officer, Oak Park Trust & Savings Bank, Village Mall Plaza, Oak Park, Illinois 60301

UNOFFICIAL COPY

3497723

This Indenture Witnesseth, That the Grantor...

Clarence Claude Wellington and Pearl Yvonne Wellington, his wife

of the County of Cook and State of Illinois for and in consideration

of --Ten and no/100 (\$10.00)-- Dollars,

and other good and valuable considerations in hand paid, Convey and Warrant unto the OAK PARK TRUST AND SAVINGS BANK, a corporation of Illinois, as Trustee under the provisions of a trust agreement

dated the 1st day of November 1985, known as Trust Number

9588, the following described real estate in the County of Cook and State of Illinois, to-wit:

The North 40 feet of Lot 117 in Seminary Addition to Maywood, being a subdivision of part of the Northeast quarter of Section 15, Town 39 North, Range 12, East of the Third Principal Meridian.

Commonly known as 1619 S. 14th Avenue, Maywood, Ill. 60153

PIN: 15-15-201-008

15-15-230-006-0004

Exempt under Real Estate Transfer Tax Act Sec. 4 Par. E & Cook County Ord. 9416, Par. E.

NOV 19 1985 Date

Representative

REGISTERED BY THE DEPT. OF REVENUE (8) SECTION (5) OF THE REAL ESTATE TRANSFER TAX ORDINANCE. Richard P. Chinich 11-15-85 AUTHORIZED SIGNATURE DATE

3497723

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.

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 present or in future, 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.

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 at any time; 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 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 have hereunto set their hands and seal this 1st day of November 1985.

(SEAL) Clarence Claude Wellington (SEAL) Pearl Yvonne Wellington

GRANTEE'S ADDRESS Village Mall Plaza Oak Park, Ill. 60301

FORM T-14

Pearl Yvonne Wellington

[BOX 161]

Deed in Trust

WARRANTY DEED

1108629
IN DUPLICATE

REGISTERED OF TITLES

3498723

FEB 24 1985

UNOFFICIAL COPY

OAK PARK TRUST & SAVINGS BANK

TRUSTEES

MAIL TO:
Trust Department
Oak Park Trust & Savings Bank
Village Mall Plaza
Oak Park, Illinois 60301
or
Box 161

Oak Park Trust & Savings Bank

Lake and Marion Streets
OAK PARK, ILLINOIS

Property of Cook County Clerk's Office

Age of Grantee deed
Address _____

Husband ✓
Wife ✓
Address 44597723

Witness
Oak Park Trust & Savings Bank
1108629
Oak Park, Ill. 60301
TEF

STATE OF Illinois }
COUNTY OF Cook }
I, _____, the undersigned,
a Notary Public in and for said County, in the State aforesaid, do hereby certify that
Clarence Claude Wellington and Pearl Yvonne Wellington,
his wife
personally known to me to be the same persons, whose names
are _____
and acknowledged 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 and notarial seal this _____
10th day of November, A. D. 1985
Clarence D. Burton
Notary Public.