

UNOFFICIAL COPY 3710932

This Indenture Witnesseth, That the Grantors, Leonard R. Fazio & Marion A. Fazio, husband & wife,

of the County of Cook and State of Illinois for and in consideration of ***** TEN ***** Dollars,

and other good and valuable considerations in hand paid, Convey and Warranty unto the SUBURBAN TRUST AND SAVINGS BANK/a corporation of Illinois, as Trustee under the provisions of a trust agreement dated the 24th day of June 1978, known as Trust Number 3062, the following described real estate in the County of Cook and State of

Illinois to-wit:

Lot One in Owner's Subdivision of the South 243.53 feet of the East Half (1/2) of the East 7-15/16 acres of the West 15-7/8 acres of the West Twenty (20) acres of the South Thirty (30) acres of the West Half (1/2) of the North East Quarter (1/4) of Section 28, Township 39 North, Range 12, East of the Third Principal Meridian, according to Plat registered in the Office of the Registrar of Titles of Cook County, Illinois, on September 9, 1960, as Document Number 1941525.

Commonly known as: 1605 Robin Hood Lane, La Grange Park, IL 60525

Permanent Real Estate Index No. : 15-28-203-047

This instrument prepared by: James S. Meyer, Attorney at Law 821 So. Oak Park Avenue Oak Park, IL 60304

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 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 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 of 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 and (c) that said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument.

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 state 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 hand and seal this 5th day of April 19 88

Leonard R. Fazio (Seal) Marion A. Fazio (Seal)

3710932

1293353
BOX NO.

TRUST NO.

3710932

3710932

HARRY (BUSI)
1988 MAY 28

UNOFFICIAL COPY

WARRANTY DEED

SUBURBAN TRUST & SAVINGS BANK

Sig. Card TRUSTEE

Please Mail to:

James S. Meyer
821 S. Oak Park
Oak Park, I.I. 60304

Property of Cook County Clerk's Office

"OFFICIAL SEAL"
JAMES S. MEYER
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 5/8/92

James S. Meyer
Notary Public
APR 19 88

personally known to me to be the same persons... whose name s are... subscribed to the foregoing instrument, appeared before me this day in person 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.

Leonard R. Fazio & Marion A. Fazio, husband & wife
James S. Meyer

STATE OF Illinois
COUNTY OF Cook
SS }
I, James S. Meyer