

(The Above Space For Recorder's Use Only)

THIS INDENTURE WITNESSETH, that the Grantors Robert H. Royce & Mary E. Royce, his wife

of the County of Cook and State of Illinois, for and in consideration of the sum of \$10,000.00 in hand paid, and of other good and valuable considerations, receipt of which is hereby duly acknowledged, Convey and Warranty unto First State Bank & Trust Company of Park Ridge, an Illinois banking corporation of Park Ridge, 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 8th day of December, 1990, and known as Trust Number 2180, the following described real estate in the County of Cook and State of Illinois, to-wit:

Lot Forty-Nine (49) in George C. York's Canfield Talcott Ridge Addition to Chicago, being a Subdivision of part of the Northwest Quarter (1/4) of Section 1, Town 40 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois, according to Plat thereof registered as Doc. No. 996636, PIN: 12-01-122-002-0000 Common Address: 6189 N. Ozanam, Chicago, Illinois 60631

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 with respect to the real estate or any part or parts of it, and at any time or times to improve, manage, protect and maintain said real estate or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to redivide said real estate as often as desired, to contract to sell, to grant options to purchase or to sell in any terms, to convey, either with or without consideration, to convey said real estate or any part thereof in a conveyance or successions in trust, to grant to such person or persons in trust all of the title, estate, powers and authorities vested in said Trustee to lease, to mortgage, to 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, in fee or for a term, in the present or in the future and upon any terms and for any period or periods of time not exceeding in the case of any single lease the term of 99 years, and to renew or extend at any time or times hereafter, to execute to such lessee and to grant options to lease, an option to renew leases and options to purchase the whole or any part of the premises and to contract respecting the manner of leasing the amount of present or future rentals, to partition or to exchange said real estate or any part thereof, to other real or personal property, to grant easements, to charge of any kind, to release, convey or assign any right, title or interest, in, to, about or equipment 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 would be lawful for any person owning the same to deal with the same, whether or not in different from the ways above specified at any time or times hereafter.

In no case shall any party dealing with said 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, loan or money borrowed or advanced on the trust property, or be obliged to see that the terms of the trust have been complied with, or be obliged 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 relying upon or claiming under any such conveyance, lease or other instrument, to which at the time of the delivery thereof the trust created by this deed and by said Trust Agreement was in full force and effect, to the effect that such conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained herein and in said Trust Agreement or in all other instruments thereof, if any, and is binding upon all beneficiaries thereunder, and 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 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 the grantor or their predecessors in trust.

This conveyance is made upon the express understanding and condition that the Trustee, neither individually nor 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 or their agents or attorneys may do or omit to do in or about the said real estate under the provisions of this Deed or said Trust Agreement or any amendments thereto, or for injury to 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 or their attorneys-in-fact, hereby irrevocably appointed for such purposes, or at the direction 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 proceeds arising from the sale of any other disposition of the trust property, 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 trust property as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid, the intention hereof being to vest in the Trustee the entire legal and equitable title in fee simple, in and to all of the trust property above described.

If the title to any of the trust property 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 limitation", 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.

IN WITNESS WHEREOF, the Grantors aforesaid have hereunto set their hands and seal on the 18th day of December, 1990.

Robert H. Royce (Seal) Mary E. Royce (Seal)

STATE OF Illinois) COUNTY OF Cook) the undersigned Robert H. Royce and Mary E. Royce, his wife a Notary Public in and for said County, in the State aforesaid, do hereby certify that personally known to me to be the same person whose name 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.

GIVEN under my hand and Notarial Seal this 18th day of December, 1990. Commission expires... NOTARY PUBLIC

Document Prepared By: & Return to: Tom Olen, First State Bank & Trust Co. of Park Ridge, 607 W. Devon, Park Ridge, IL 60068 ADDRESS OF PROPERTY: 6189 N. Ozanam Chicago, Illinois 60631 THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES ONLY AND IS NOT A PART OF THIS DEED SEND SUBSEQUENT TAX BILLS TO (Name) (Address)

RECORDERS TITLE INC.

Open

ATTIX "RIDERS" OR REVENUE STAMPS HERE

6091229

DOCUMENT NUMBER

UNOFFICIAL COPY

RETURN TO: First State Bank & Trust Company
of Park Ridge
607-11 Devon Avenue
Park Ridge, Illinois 60068 OR
Recorder's Box No. 260

TRUST NO _____

DEED IN TRUST

(WARRANTY DEED)

TO

**First State Bank & Trust Company
of Park Ridge
Park Ridge, Illinois**

TRUSTEE

Property of Cook County Clerk's Office

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INDEXED

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NOTED
DE 24 1950
REGISTRAR OF TITLES

[Handwritten Signature]

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INVESTORS TITLE GUARANTEE, INC.
312 West Randolph Street
Suite 629
Chicago, Illinois 60606

First State Bank & Trust Company