

(WARRANTY)

(The Above Space For Recorder's Use Only)

THIS INDENTURE WITNESSETH, that the Grantor a Jerome Hippler and Mary Hippler,
his wife

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

of **Ten and 00/100** Dollars,

(\$ **10.00**), 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 bank-

ing 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 6th day of September, 1991 and known as Trust Number

2282, the following described real estate in the County of Cook and State of Illinois, to-wit:

LOT FORTY NINE (49)

LOT FIFTY (50)

In H. Roy Berry Co's Park Ridge Terrace No. 1, being a Subdivision of part of Section 2, Township 40 North, Range 12, East of the Third Principal Meridian Common Address: 1305 South Cumberland, Park Ridge, Illinois PIN: 12-02-200-053

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 subdivide said real estate or any part thereof, to dedicate parks, streets, highways or alleys and to create any subdivision of part thereof, and to sell, lease, mortgage, or otherwise dispose of said real estate as often as desired, in contract to sell, to grant options to purchase, to sell on any terms, to convey either with or without consideration, to convey said real estate 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 real estate or any part thereof, to lease said real estate, or any part thereof, from time to time, in possession or reversion, by lease to commence 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 demise the term of 99 years, and to renew or extend leases upon any terms and for any period or periods of time, 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 in the manner of fixing the amount of present or future rentals, to partition or to exchange said real estate, or any part thereof, with 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 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 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 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, rent 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, lease or other instrument executed by said Trustee or any successor in trust, in relation to said trust property shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, mortgage, lease, deed, or instrument, whether at the time of the delivery thereof the trust created by this Deed 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 herein and in said Trust Agreement or in all amendments thereof if any, and is binding upon all beneficiaries thereunder, (c) that 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 (d) if the conveyance or mortgage 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 it, his or their predecessor in trust

This conveyance is made upon the express understanding and condition that the Grantor, each individually or 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 if they or its or their agents or attorneys may do or omit to do in or about the said real estate or under the provisions of this deed or said Trust Agreement or any amendment thereto, or for injuries to persons or property, happening to or about said real estate, any and all such liability being hereby expressly waived and released. Any contract, obligation or indebtedness incurred or alleged to be incurred 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 as their attorney in fact, hereby expressly appointed for such purposes, or at the election 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 whomever 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 or 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 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 herby expressly waives and releases any and all right or benefit under and by virtue of any law or statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise

IN WITNESS WHEREOF, the Grantor a aforesaid have hereunto set their hand and seal this 6th

day of September, 1991

Jerome Hippler (Seal) Mary Hippler (Seal)
Jerome Hippler Mary Hippler

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 Jerome Hippler and Mary Hippler, his wife personally known to me to be the same person a whose name a 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 Notary Seal this 17th day of September, 1991
Notary Public in and for said County, in the State aforesaid
Timothy J. [Signature] NOTARY PUBLIC

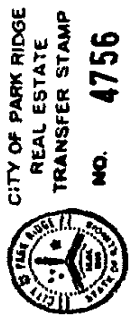
Document Prepared By: Tom Olen, T.O., First State Bank & Trust Co. of Park Ridge, 407 Devon, Park Ridge, IL 60068

ADDRESS OF PROPERTY: 1305 S. Cumberland Park Ridge, IL 60068

THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES ONLY AND IS NOT A PART OF THIS DEED
SEND SUBSEQUENT TAX BILLS TO

INVESTORS TITLE GUARANTEE

AFFIX "RIDERS" OR REVENUE STAMPS HERE



PROPERTY TAX
Date 9-17-91
[Signature]

4001471

DOCUMENT NUMBER

UNOFFICIAL COPY

RETURN TO: First State Bank & Trust Company
of Park Ridge
807-11 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

1
12/11/68

1951 OCT -7 PM 2:59
CAROL MOSELEY BRAUN
REGISTRAR OF TITLES

4001471

4001471 Trust

4001471

INVESTMENT
OFFICE
OF THE
CLERK OF COOK COUNTY