

# UNOFFICIAL COPY

DEED IN TRUST 25

10:29 AM 21 430 927

MAR-25-71

Form 191, Rev. 5-63

7.00

25819 Unit 2

THIS INDENTURE WITNESSETH, THAT THE GRANTOR, **FEDERAL SAVINGS AND LOAN INSURANCE CORPORATION, a Corporation of the United States of America**, for and in consideration of the sum of **Ten and No/100** Dollars (\$ 10.00 ), in hand paid, and of other good and valuable considerations, receipt of which is hereby duly acknowledged, ConveyS and WarrantS unto **AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO**, a national banking association as Trustee under the provisions of a certain Trust Agreement, dated the **16th** day of **November**, **1970**, and known as Trust Number **30444**, the following described real-estate in the County of **Cook** and State of **Illinois**, to wit:

(See Rider attached for legal description)

Address of Grantee - **33 North La Salle Street, Chicago, Illinois**

7000

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 to improve, manage, protect and subdivide said real estate or any part thereof, to dedicate parks, streets, highways or alleys to traffic, any subdivision or map thereof, and to redivide said real estate as often as desired, to contract to sell or 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 in trust, to lease, to grant to such successor or successors in trust all of the title, estate, powers and authorities vested in said Trustee, to contract, 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 or otherwise on present or in future, and upon any terms and for any period or periods of time, not exceeding in the case of any single lease or option 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 purchase the whole or any part of the reversion and to contract therefor in the manner of fixing the amount of present or future rentals, or fraction or no mortgage or interest in or about or easement appurtenant to said real estate or any part thereof, and to deal with said real estate and every part thereof in all other ways 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, conveyed to said Trustee or any successor in trust, be obliged to see to the application of any purchase money, rent or money hereover, or advanced on said real estate, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the substance, necessity or expediency of any act of said Trustee, or be obliged or required 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 including the Registrar of Titles of said county relating upon or claiming under any such conveyance, and effect of that such conveyance or other instrument was executed in compliance with the terms, conditions and limitations contained in this Indenture and in said Trust Agreement or in all amendments hereto, if any, and binding upon all persons claiming thereafter, and 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 all the mortgage rights, powers, authorities, duties and obligations of its, his or their predecessors in trust.

This conveyance is made upon the express understanding and conditions that neither American National Bank and Trust Company of Chicago, individually or as Trustee, nor its successor or successors in trust shall incur any personal liability or be subjected to any claim, demand or charge 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 or under the provisions of this Indenture or said Trust Agreement or any agreement, contract, obligation or indebtedness incurred or entered into by the Trustee in connection with said real estate, and all such liabilities hereby expressly waived and released. Any beneficiaries under said Trust Agreement as their attorney-in-fact, hereby irrevocably appointed for such purposes, in the name of the Trustee, its or their individuals except only as far as the trust property and funds in the actual possession of the Trustee shall have no obligation whatsoever with respect to any such contract, obligation or indebtedness incurred or entered into by the Trustee or its or their successors in trust, and all persons and corporations whatsoever and whatsoever shall be charged with notice of this condition from the date of the recording of this deed.

The interest of each and every beneficiary hereunder, and under said Trust Agreement and of all persons claiming under them, any of them shall be only in the earnings, profits and proceeds arising from the sale or any other disposition of said real estate, and such interest is hereby declared to be personal property, and therefor as aforesaid, the intention hereby being to vest in said American National Bank and Trust Company of Chicago, the entire real and equitable title in and to said real estate.

If the title to said real estate is now or hereafter registered, the Registrar of Titles is hereby directed not to execute or file in the certificate of such case any instrument which shall contain the words "in trust," or upon condition, or "with limitations," or words of similar import, in connection with the nature in

witness whereof, I, the undersigned, do hereby certify that I am a Notary Public in and for said County of Cook, Illinois, and do hereby certify that I am duly qualified and authorized to execute and deliver this deed, and that I am not disqualified by any law or statute of the State of Illinois to do so.

Witness my hand and seal of office this 25th day of March, 1971.

Notary Public

STATE OF ILLINOIS ) I, \_\_\_\_\_, a Notary Public in and for said  
County of Cook )  
do hereby certify that \_\_\_\_\_  
personally known to me to be the same person whose name \_\_\_\_\_ subscribed to the foregoing instrument,  
appeared before me this day in person and acknowledged that \_\_\_\_\_ signed, sealed and  
delivered the said instrument as 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 seal this \_\_\_\_\_ day of \_\_\_\_\_, A.D., 19\_\_\_\_

My commission expires \_\_\_\_\_

American National Bank and Trust Company of Chicago  
Box 221

For information only insert street address of above described property.

This space for affixing Riders and Revenue Stamps

NO TAXABLE CONSIDERATION

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Property of Cook County Clerk's Office

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State of Illinois )  
County of Cook )

I, the undersigned, a notary public in and for the State and County aforesaid, do hereby certify that Arnold M. Kaufman, personally known to me to be the Special Representative of the Federal Savings and Loan Insurance Corporation, whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such Special Representative of Said Corporation he signed and delivered the ~~said~~ instrument and caused the corporate seal of said Corporation to be affixed ~~to the~~ instrument pursuant to authority given by the Federal Home Loan Bank Board, as his ~~sole~~ voluntary act, and as the free and voluntary act and deed of said Corporation and purposes therein set forth.

Given under my notarial seal this 22nd day of March, 1971.

My Commission Expires  
December 28, 1972



Georgie A. Lundberg  
Notary Public

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## LAND DESCRIPTION: 9324C Neel

PARCEL 1:  
THE WEST 19.50 FEET OF THE EAST 145.98 FEET (BOTH MEASURED ALONG THE NORTH LINE OF THE FOLLOWING TAKEN AS A TRACT: THAT PART OF LOTS 1 TO 7 BOTH INCLUSIVE IN BLOCK 1 IN HILLARY LANE, BEING A SUBDIVISION OF THE WEST HALF OF THE NORTH EAST QUARTER OF THE NORTH WEST QUARTER OF SECTION 15, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF A LINE 35 FEET (MEASURED ALONG THE EAST LINE AND WEST LINE) SOUTH OF THE NORTH LINE OF SAID LOTS TAKEN AS A TRACT AND NORTH OF THE SOUTH 4.79 FEET OF SAID LOTS TAKEN AS A TRACT.

ALSO

PARCEL 2:  
THE WEST 1/14 OF THE EAST 14/52 OF THE NORTH 35 FEET (MEASURED ALONG THE EAST LINE AND WEST LINE) OF LOTS 1 TO 7 BOTH INCLUSIVE TAKEN AS A TRACT IN BLOCK 1 IN HILLARY LANE, BEING A SUBDIVISION OF THE WEST HALF OF THE NORTH EAST QUARTER OF THE NORTH WEST QUARTER OF SECTION 15, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN.

ALSO

PARCEL 3:  
EASEMENTS AS SET FORTH IN THE DECLARATION OF EASEMENTS, PARTY WALLS, COVENANTS AND RESTRICTIONS AND EXHIBIT "A" THERE TO ATTACHED, MADE BY GOLF MILL GARDENS, INC., A CORPORATION OF ILLINOIS, AND OTHERS DATED JULY 31, 1959 AND RECORDED AUGUST 4, 1959 AS DOCUMENT 17618417, AND AS CREATED BY THE DEED FROM GOLF MILL GARDENS, INC., A CORPORATION OF ILLINOIS, TO ROBERT GASTON AND ELIZABETH GASTON DATED AUGUST 1, 1960 AND RECORDED AUGUST 3, 1960 AS DOCUMENT 17926649:

(A) FOR THE BENEFIT OF PARCEL 1 AFORESAID FOR INGRESS AND EGRESS OVER AND ACROSS A STRIP OF LAND 14 FEET WIDE, WHOSE CENTER LINE IS A LINE DRAWN FROM A POINT ON THE SOUTH LINE OF LOT 9, 145.94 FEET (MEASURED ALONG SAID SOUTH LINE) WESTERLY OF THE SOUTH EAST CORNER OF LOT 8, TO A POINT ON THE NORTH LINE OF THE SOUTH 4.79 FEET OF LOT 6, 145.94 FEET (MEASURED ALONG SAID NORTH LINE OF SAID 4.79 FEET) WESTERLY OF THE EAST LINE OF SAID LOT 7, IN BLOCK 1 IN HILLARY LANE AFORESAID.

(B) FOR THE BENEFIT OF PARCEL 1 AFORESAID FOR INGRESS AND EGRESS OVER AND ACROSS A STRIP OF LAND 14 FEET WIDE WHOSE CENTER LINE IS A LINE DRAWN FROM A POINT ON THE NORTH LINE OF THE WEST 4.79 FEET OF LOT 7, 83.84 FEET (MEASURED ALONG SAID NORTH LINE OF SAID SOUTH 4.79 FEET) WESTERLY OF THE

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EAST LINE OF SAID LOT 7, TO A POINT ON A LINE 35 FEET (MEASURED ALONG THE EAST LINE AND THE WEST LINE OF SAID EAST 83.84 FEET) SOUTH OF THE NORTH LINE OF SAID LOT 7, 83.84 FEET (MEASURED ALONG SAID LINE 35 FEET SOUTH OF SAID NORTH LINE) WESTERLY OF THE EAST LINE OF SAID LOT 7 IN BLOCK 1 IN HILLARY LANE AFORESAID.

(C) FOR THE BENEFIT OF PARCEL 1 AFORESAID FOR INGRESS AND EGRESS OVER AND ACROSS A STRIP OF LAND 14 FEET WIDE, WHOSE CENTER LINE IS A LINE DRAWN FROM A POINT ON THE NORTH LINE OF THE SOUTH 4.79 FEET OF LOT 5, 208.17 FEET (MEASURED ALONG THE SAID NORTH LINE OF SAID SOUTH 4.79 FEET) WESTERLY OF THE EAST LINE OF LOT 7, TO A POINT ON A LINE 35 FEET (MEASURED ALONG THE EAST LINE AND THE WEST LINE OF SAID EAST 208.17 FEET) SOUTH OF THE NORTH LINE OF SAID LOT 5, 208.17 FEET (MEASURED ALONG SAID LINE 35 FEET SOUTH OF SAID NORTH LINE) WESTERLY OF THE EAST LINE OF SAID LOT 7 IN BLOCK 1 IN HILLARY LANE AFORESAID.

(D) FOR THE BENEFIT OF PARCEL 1 AFORESAID FOR INGRESS AND EGRESS OVER AND ACROSS A STRIP OF LAND 14 FEET WIDE WHOSE CENTER LINE IS THE EAST 215.1 FEET OF THE NORTH LINE OF THE SOUTH 4.79 FEET OF LOTS 5, 6 AND 7 TAKEN AS A TRACT (EXCEPTING THEREFROM THOSE PARTS FALLING IN PARCELS 3(A), 3(B) AND 3(C) IMMEDIATELY ABOVE), (EXCEPTING THEREFROM THAT PART THEREOF FALLING IN PARCEL 1 AFORESAID); IN BLOCK 1 IN HILLARY LANE AFORESAID.

(E) FOR THE BENEFIT OF PARCEL 1 AFORESAID FOR INGRESS AND EGRESS OVER AND ACROSS THE SOUTH 15 FEET OF THE NORTH 35 FEET (BOTH MEASURED ALONG THE EAST LINE AND THE WEST LINE) OF LOT 6 (EXCEPTING THEREFROM THAT PART THEREOF FALLING IN PARCEL 2 AFORESAID); IN BLOCK 1 IN HILLARY LANE AFORESAID.

(F) FOR THE BENEFIT OF PARCEL 1 AFORESAID FOR INGRESS AND EGRESS OVER AND ACROSS A STRIP OF LAND 10 FEET WIDE DESCRIBED AS FOLLOWS:  
COMMENCING AT THE NORTH EAST CORNER OF LOT 7 AFORESAID, THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 7, A DISTANCE OF 35 FEET, THENCE WESTERLY ALONG A LINE DRAWN AT AN ANGLE OF 87 DEGREES 00' MINUTES 25 SECONDS TO THE SOUTH WEST FROM SAID EAST LINE OF LOT 7, A DISTANCE OF 90.84 FEET TO A POINT OF BEGINNING; THENCE WESTERLY ALONG SAID LAST DESCRIBED LINE A DISTANCE OF 110.33 FEET; THENCE SOUTHERLY AT RIGHT ANGLES TO THE LAST DESCRIBED LINE A DISTANCE OF 10 FEET, THENCE EASTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED LINE A DISTANCE OF 110.33 FEET, THENCE NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED LINE A DISTANCE OF 10 FEET TO THE POINT OF BEGINNING (EXCEPTING THEREFROM THAT PART THEREOF FALLING IN PARCEL 1 AFORESAID) IN BLOCK 1 IN HILLARY LANE AFORESAID, IN COCK COUNTY, ILLINOIS.

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END OF RECORDED DOCUMENT