

UNOFFICIAL COPY

DEED IN TRUST

COOK COUNTY, ILLINOIS
FOR RECORD

21 468 828

RECORDED BY DEEDS

QUIT CLAIM

MAR 26 3 32 PM The above space for recorder's use only

21458828

THIS INDENTURE WITNESSETH, That the Grantor Gladys A. Joniak, a spinster

of the County of Cook and State of Illinois for and in consideration of Ten and no/100----- dollars, and other good and valuable considerations in hand paid, Convey s and Quit Claim s unto EXCHANGE NATIONAL BANK OF CHICAGO, a National banking association, its successor or successors, as Trustee under a trust agreement dated the 19th day of March, 1971, known as Trust Number 24948, the following described real estate in the County of Cook and State of Illinois, to-wit:

Lots one (1), two (2) and five (5) of Regina's Resubdivision of Lots sixteen (16) to twenty five (25) both inclusive in Block six (6) in Resubdivision of Blocks six (6) and eight (8) of Haas & Powell's Addition to Riverside of the South East quarter of Section Thirty six (36), Township thirty nine (39) North, Range twelve (12), lying South of Ogden Avenue and North of the thirty (30) acres of that part East of the DesPlaines River in the North East quarter (1/4) of Section one (1), Township thirty eight (38) North, Range twelve (12), together with the North thirty three (33) feet of the ten (10) acres South and adjacent to the said North thirty (30) acres of the North East quarter, in Cook County, Illinois.

Subject to: Mortgage dated March 26, 1971. hereinafter called "the real estate."

TO HAVE AND TO HOLD the real estate with its appurtenances upon the trusts and for the uses and purposes herein and in the trust agreement set forth.

Full power and authority is hereby granted to said trustee to subdivide and resubdivide the real estate or any part thereof, to dedicate parks, streets, highways or alleys and to locate any subdivision or part thereof; to execute contracts to sell or exchange, or execute grants of options to purchase, to execute contracts to sell, on any terms, to convey either with or without consideration, to convey the real estate or any part thereof to a successor or successors in trust, and a grant to such successor or successors in trust all of the title, estate, powers and authorities vested in the trustee; to donate, to dedicate, to mortgage, or otherwise encumber the real estate, or any part thereof; to execute leases of the real estate, or any part thereof, from time to time, in possession or reversion, by leases to commence in present or future, and upon any terms and for any period or periods of time, and to execute renewals or extensions of leases upon any terms and for any period or periods of time and to execute amendments, changes or modifications of leases and the terms and provisions thereof at any time or times hereafter; to execute contracts to make leases and to execute options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to execute contracts respecting the manner of fixing the amount of present or future rentals, to execute grants of easements or charges of any kind; to release, convey or assign any right, title or interest in or about or easement appurtenant to the real estate or any part thereof, and to deal with the title to said real estate and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the title to the real estate to deal with it, whether similar to or different from the ways above specified and at any time or times hereafter.

In no case shall any party dealing with said trustee in relation to the real estate, or to whom the real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged, be a trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on the real estate, or be obliged to see that the terms of the trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of the trustee, or be obliged to inquire into any of the terms of the trust agreement; and every deed, trust deed, mortgage, lease or other instrument executed by the trustee in relation to the real estate shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, or other instrument, (a) that at the time of the delivery thereof the trust created herein and by the 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 the trust agreement or in any amendments thereof and binding upon all beneficiaries; (c) that the 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 beneficiary under the trust agreement and of all persons claiming under them or any of them shall be only in the possession, earnings, and the avails and proceeds arising from the sale, mortgage or other disposition of the real estate, and such interest is hereby declared to be personal property, and no beneficiary shall have any title or interest, legal or equitable, in or to the real estate as such, but only an interest in the possession, 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.

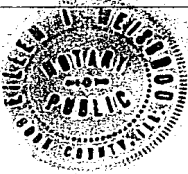
And the said grantor, hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

In Witness Whereof, the grantor, aforesaid has hereunto set her hand S and seal this 19th day of March 19 71

(SEAL) Gladys A. Joniak (SEAL)
Gladys A. Joniak (SEAL)

NO TAXABLE CONSIDERATION

State of Illinois } ss. I, EILEEN I WEISBROD, a Notary Public in and for Cook County, in Cook County of the state aforesaid, do hereby certify that Gladys A. Joniak, a spinster



personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed, sealed and delivered the said instrument as her 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 26th day of March 19 71

Eileen I. Weisbrod
Notary Public

EXCHANGE NATIONAL BANK OF CHICAGO
Box 132

For information only insert street address of above described property.
ADDRESS OF GRANTEE: LA SALLE AND ADAMS
CHICAGO, ILL. 60690

16-9

END OF RECORDED DOCUMENT

325-0 60-20-9474

This space for affiling Return and Revenue Stamp

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