

# UNOFFICIAL COPY

COOK COUNTY, ILLINOIS  
FILED FOR RECORD

*Christine R. Olsen*  
RECORDER OF DEEDS

WARRANTY DEED IN TRUST

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THE ABOVE SPACE FOR RECORDERS USE ONLY

THIS INDENTURE WITNESSETH, That the Grantor JEANNE STEINBACH, a spinster

of the County of Cook and State of Illinois for and in consideration of TEN DOLLARS AND NO. 100 (\$10.00) Dollars, and other good and valuable considerations on hand paid, Conveys and warrants unto the Northbrook Trust & Savings Bank, a corporation of Illinois, as Trustee under the provisions of a trust agreement dated the 11th day of May 19 71, known as Trust Number LT-541 the following described real estate in the County of Cook and State of Illinois, to-wit: SEE ATTACHED RIDER.

PARCEL "A":

That part of the Southwest Quarter of Section 10, Township 42 North, Range 12, East of the Third Principal Meridian described as follows: From the Quarter corner of Sections 9 and 10, Township 42 North, Range 12 East of the Third Principal Meridian, South 31 degrees East, 722.04 feet; thence North 52 degrees 26 minutes East 195.22 feet, thence South 31 degrees East, 10.97 feet; thence North 89 degrees 33 minutes East 63.87 feet; thence South 31 degrees East, 87.63 feet; thence North 52 degrees 26 minutes East 55.36 feet to the point of beginning of the tract of land herein described; thence North 52 degrees 26 minutes East 25.16 feet, thence North 31 degrees West, 114.5 feet more or less to the center line of the North Branch of the Chicago River, thence Westerly along said center line 30.0 feet more or less to a line drawn through the point of beginning and parallel with the Easterly line of said tract, thence South 31 degrees East, 133.0 feet more or less to the point of beginning, excepting from the above described premises that part described as follows: From the Quarter corner of Sections 9 and 10, Township 42 North, Range 12 East of the Third Principal Meridian South 31 degrees East, 722.04 feet; thence North 52 degrees 26 minutes East 195.22 feet, thence South 31 degrees East, 10.97 feet; thence West 89 degrees 33 minutes East 63.87 feet; thence South 31 degrees East 22.63 feet, thence North 52 degrees 26 minutes East 80.52 feet, thence North 31 degrees West 158.0 feet to the point of beginning of the tract of land herein described, thence South 61 degrees 39 minutes 20 seconds West 25.02 feet to a line 25.0 feet Southwesterly of and parallel with the above described 158.0-foot line, thence North 31 degrees West 95.98 feet more or less to the center line of the North Branch of the Chicago River, thence Easterly along said center line 30.0 feet more or less to a line drawn thru the point of beginning and bearing North 31 degrees West, thence S 31 degrees East 81.50 feet more or less to the point of beginning.

Also

PARCEL "B":

That part of the Southwest Quarter of Section 10, Township 42 North, Range 12 East of the Third Principal Meridian described as follows: From the Quarter corner of Sections 9 and 10, Township 42 North, Range 12 East of the Third Principal Meridian, South 31 degrees East, 722.04 feet; thence North 52 degrees 26 minutes East 195.22 feet; thence South 31 degrees East, 10.97 feet; thence North 89 degrees 33 minutes East, 63.87 feet, thence South 31 degrees East, 212.63 feet; thence North 52 degrees 26 minutes East 55.36 feet to the point of beginning of the tract of land herein described, thence North 52 degrees 26 minutes East, 25.16 feet; thence North 31 degrees West 125.0 feet, thence South 52 degrees 26 minutes West, 25.16 feet thence South 31 degrees East, 133.0 feet to the point of beginning; all in Cook County, Illinois.

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Recorder's Office

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Property of Cook County

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, on all on any terms, to convey either with or without consideration, to convey said premises or any part thereof in a successor or successor 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 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 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 encumbrance 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 any part thereof, 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 the trust created by this indenture and 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; (c) that said 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 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 a beneficiary.

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 limitation" 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 to 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 and seal this 17th day of May, 1971.

(Seal) *Jeanne Steinbach* (Seal)  
Jeanne Steinbach (Seal)

State of Illinois } ss: I, Norma J. Cajka, a Notary Public in and for said County, in County of Cook } do hereby certify that Jeanne Steinbach, 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 17th day of May, 1971.

*Norma J. Cajka*  
Notary Public

also change address:  
Northbrook Trust & Savings Bank  
1800 Sherman  
Northbrook, Ill 533

For information only insert street address of above described property.

Document Number 21 547, 169