

COOK COUNTY, ILLINOIS
FILED FOR RECORD

Richard R. Shaw
RECORDER OF DEEDS

Jul 28 '71 3 02 PM

21563699

WARANTY DEED IN TRUST

21 563 699

Form 91 R 1/70

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantors, John P. Phillips and Elizabeth V. Phillips, his wife

of the County of Cook and State of Illinois for and in consideration of Ten & no/100 (\$10.00) ***** Dollars, and other good and valuable considerations in hand paid, Convey and Warrant unto the CHICAGO TITLE AND TRUST COMPANY, a corporation of Illinois, whose address is 111 West Washington Street, Chicago, Illinois 60602, as Trustee under the provisions of a trust agreement dated the 21st day of July 1971, known as Trust Number 57766 the following described real estate in the County of Cook and State of Illinois, to-wit:

Lots 1 and 2, and the North 1/2 of Lot 3 in Block 3 in Woods First Addition to Palmer Park, being a Subdivision of the West 141.3 feet of Block 4 in Pullman Park Addition to Pullman in Section 15 and Section 22, Township 37 North, Range 14 East of the Third Principal Meridian lying West of the Right of Way of the Illinois Central Railroad in Cook County, Illinois

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 sub-divisions or part thereof, and to redivide said property as often as required, to contract to sell, to grant options to purchase, to sell on any terms, to lease either with or without consideration, to convey said premises 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 property, or any part thereof, to lease said property, or any part thereof, from time to time, in possession or reversion, by lease 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 a term of 199 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 purchase the whole or any part of the reversion and to renew or extend leases 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 of charges of any kind, to lease, convey, or assign any right, title or interest in or about or encumbrance appertaining 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 way 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 whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, 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 premises or any part thereof shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument, and that at the time of the delivery thereof the trust created by this indenture 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 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 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 grantors hereby expressly waive and release any and all right or benefit under an, 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 this 26th day of July, 1971.

(Seal)

John P. Phillips
John P. Phillips

(Seal)

(Seal)

Elizabeth V. Phillips
Elizabeth V. Phillips

(Seal)

State of Illinois ss. I, Marvin E. Wodika, a Notary Public in and for said County, in County of Cook do hereby certify that John P. Phillips and Elizabeth V. Phillips, his wife

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 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 26th day of July, 1971.



Marvin E. Wodika
Notary Public Marvin E. Wodika

After recording return to:
Chicago Title and Trust Company
Box 533

11403 S. Indiana Ave., Chgo
For information only insert street address of above described property.

Grantors: 111 W. Washington St. Chgo. Ill.

END OF RECORDED DOCUMENT

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Unit # 60-40-715
7/23/91
Jovic/KK

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Cancelled
K. Kowalski
1-18-71

28.00

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