

UNOFFICIAL COPY

DEED IN TRUST

COOK COUNTY, ILLINOIS
FILED FOR RECORD

21 599 998

RECORDED OF DEEDS

Form 191 Rev. 5-63

AUG 25 71 2 19 PM The above space for recorder's use only

21599998

THIS INDENTURE WITNESSETH, THAT THE GRANTOR, RAFAEL TORRES and MARIA TORRES, his wife of the County of Cook and State of Illinois, 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, Convey and Warrant 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 12th day of July 19 71, and known as Trust Number 75883, the following described real estate in the County of Cook and State of Illinois, to wit:

Lot 30 in Sub Block 4 in James Morgan's Subdivision of the East 1/2 of Block 10 in Sheffield's Addition to Chicago, in the South West 1/4 of the North East 1/4 of Section 32, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

5.00

TO HAVE AND TO HOLD the said real estate with the covenants, 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 prove, manage, protect and subdivide said real estate or any part thereof, to dedicate parks, streets, highways or alleys to vacate any subdivision or part thereof, and to redivide said real estate as often as desired, to 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 to trust and to grant to such successor or successors in part 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, from time to time, in possession or reversion, by lease to commence in 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 the term of 99 years, and to renew or extend leases upon any terms not 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, in contract to take any lease, and to grant options to lease and options to renew leases and options to purchase said real estate, or any part thereof, for other real or personal property, to grant assents or charges of any kind, to release, surrender 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 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, 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, trust or money borrowed or advanced on said real estate, or be obliged to see that the terms of this trust have been complied with, or be charged to inquire into the authority, necessity or expediency of any act of said Trustee, or be obliged to inquire into any amendment or any modification of the 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 conclusively evidence in favor of every person claiming the title of said real estate, or any part thereof, under any such conveyance, and effect, (b) that such conveyance or other instrument was executed in accordance with the Indenture and by said Trust Agreement was in full force and in full compliance with the terms and conditions thereof, and (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 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 the, his or their predecessor 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 successors or successors in trust shall incur any personal liability or be subjected to any claim, judgment or decree 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 deed or said Trust Agreement or any amendment thereof, or for injury to person or property happening in or about said real estate, any and all such liability being hereby expressly waived and released. Any contract, obligation or indebtedness incurred or entered into by the Trustee in connection with said real estate may be set up by it in the name of the then beneficiaries under said Trust Agreement as their attorney-in-fact, hereby irrevocably 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 to the payment and discharge thereof). All persons and corporations whomsoever and whatsoever 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 the interest, avails 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 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 legal avails and proceeds thereof as aforesaid, the interest hereunder being to vest in said American National Bank and Trust Company of Chicago the entire and available title in fee simple, in and to all of the real estate above described.

If the title to any of the above real estate 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 exemption or homesteads from sale on execution or otherwise.

In Witness Whereof, the grantor, S, aforesaid have hereunto set their seal this 13th day of July 1971

Rafael Torres [SEAL]
Maria Torres [SEAL]

STATE OF ILLINOIS) N. ARTHUR RUBINOFF
County of COOK) County, in the State aforesaid, do hereby certify that RAFAEL TORRES and MARIA TORRES, his wife,

personally known to me to be the same person S whose name S are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed, delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including release and waiver of the right of homestead.

GIVEN under my hand and notarial seal this 23rd day of July 1971 A.D. Notary Public

American National Bank and Trust Company of Chicago
Box 221

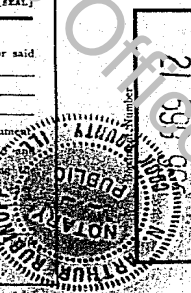
For information only insert street address of above described property.

COOK CO. NO. 015 58393

STATE OF ILLINOIS REAL ESTATE TRANSFER TAX

32.00

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END OF RECORDED DOCUMENT