

UNOFFICIAL COPY

DEED IN TRUST

1971 SEP 27 PM 4 31

21 639 843

QUIT CLAIM

SEP-27-71

21 639 843 - A - Rec

5.00

THIS INDENTURE WITNESSETH, That the Grantor

RUTH KARZEN, divorced and not remarried
of the County of Cook and State of Illinois for and in consideration
of Ten and no/100ths (\$10.00) dollars, and other good
and valuable considerations in hand paid, Conveys and Quit Claims unto
EXCHANGE NATIONAL BANK OF CHICAGO, a National banking association, its successor
or successors, as Trustee under a trust agreement dated the 21st day of
August, 1969, known as Trust Number 23076, the following
described real estate in the County of Cook and State of Illinois, to-wit:

Lots 24 and 25 (except street) in Oswald and Jaegers Subdivision
of Block 5 in Johnston's Subdivision of the East half of the South
East quarter of Section 36, Township 40 North, Range 13, East
of the Third Principal Meridian, in Cook County, Illinois. **

500

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 vacate any subdivision, part thereof; to execute contracts to sell or exchange, or execute grants of options to
purchase, to execute contracts to sell on any terms, or any other with or without consideration; to convey the real estate 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 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 lease, 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 real estate 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 by the 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 or privileged to make any inquiry 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, lease 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 the trustee, 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, releases, and conveys, 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 or execution or otherwise.

In Witness Whereof, the grantor aforesaid has hereunto set her hand and seal
this 27 day of March 1971

(SEAL)

Ruth Karzen
Ruth Karzen, divorced and not
remarried

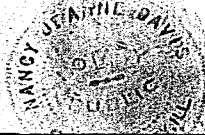
(SEAL)

(SEAL)

State of Illinois } ss.
County of Cook }

I, Nancy Jeanne Davis, a Notary Public in and for said County,
the state aforesaid, do hereby certify that Ruth Karzen, divorced and
not remarried

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 18 day of March 1971



Nancy Jeanne Davis
Notary Public

EXCHANGE NATIONAL BANK OF CHICAGO
Box 132

1700 N. Western Ave. Chicago
For information only insert street address
of above described property.

16-9

NO TAXABLE CONSIDERATION

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END OF RECORDED DOCUMENT