

COOK COUNTY, ILLINOIS
FILED FOR RECORD.

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Timothy R. Olson
RECORDER OF DEEDS

DEED IN TRUST

DEC 30 '71 12 30 PM

21763164

6083824424 445-29

FORM 14 81648 STUART-HOOPER COMPANY

The above space for recorder's use only

THIS INDENTURE WITNESSETH, that the Grantors, AUGUSTA R. NELSON, formerly AUGUSTA R. LUMBERT, and CLARENCE A. NELSON, her Husband

of the County of Cook and State of Illinois for and in consideration of Ten and No/100 (\$10.00) Dollars and other good and valuable considerations in hand paid, convey and warrant unto UNION NATIONAL BANK OF CHICAGO, a National Banking Association of Chicago, Illinois, as Trustee under the provisions of a trust agreement dated the 19th day of November 1971, known as Trust Number 1775 the following described real estate in the County of Cook and State of Illinois, to-wit:
Lot 2 in Block 1 in Elmore's Harlem Avenue Estate; being a Subdivision in the West 1/2 of Section 31, Township 36 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

This conveyance is made subject to general taxes for the year 1971 and subsequent years, grant of easement contained in document 12148411, special assessment installments for warrant 26 Village of Tinley Park installments 4 to 10 inclusive, roads, streets and highways, if any, and zoning and building laws and ordinances.

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 marks, streets, highways or all or any 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, to sell on any terms, to convey 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 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 doing 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 easement 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.

It is to have and to hold 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 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 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 hereunder; (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 the, 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, profits 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, profits and proceeds thereof as aforesaid. If the title to any of the above lands is now or heretofore registered, the Registrar of Titles is hereby directed 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 any by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution of judgments.

In Witness Whereof, the grantor Augusta R. Nelson and Clarence A. Nelson hereto set their hand and seal on this 20th day of December, 1971.

(Seal) Augusta R. Nelson (Seal)
Clarence A. Nelson (Seal)
Clarence A. Nelson

Address of Grantee: 11108 South Michigan Avenue, Chicago, Illinois

State of Illinois ss. I, Raymond W. Preyer, a Notary Public in and for said County, in County of Cook do hereby certify that Augusta R. Nelson, formerly Augusta R. Lumbert, and Clarence A. Nelson, her Husband



personally known to me to be the same person Augusta R. Nelson whose name Augusta R. Nelson are 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 22nd day of December, 1971.

Raymond W. Preyer
Notary Public

UNION NATIONAL BANK OF CHICAGO
11108 South Michigan Avenue, Chicago, Illinois 60628 468-8500

For information only insert street address of above described property.

COOK COUNTY, ILLINOIS
RECORDS & CLERK
2218
STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
35.00

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21763164

END OF RECORDED DOCUMENT