

# UNOFFICIAL COPY

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COURT COUNTY ILLINOIS  
FILES FOR RECORD

## DEED IN TRUST

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RECORDED OF DEEDS  
21850889

Form 191 Rev. 5-63

The above space for recorder's use only

THIS INDENTURE WITNESSETH, THAT THE GRANTORS, **ARTHUR DUNAS and DENISE DUNAS, his wife** of the County of **Cook** and State of **Illinois**, for and in consideration of the sum of **TEN AND NO/100\*\*\*\*\*(\$10.00)\*\*\*\*\* 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 **2nd** day of **June** 19 **70**, and known as Trust Number **29849**, the following described real estate in the County of **Cook** and State of Illinois, to wit:

Sub Lot 17, Block "A" in Vance's Garfield Boulevard Addition, Subdivision of Lot 1, Block 2 Vance's Subdivision of Lot 3 in Block 1 in Circuit Court Partition of the West Half of the South West Quarter of Section 14, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

(Address of property: **620 South Independence Boulevard, Chicago, Illinois**)

Address of grantee: **33 North LaSalle Street, Chicago, Illinois**)

3034 CO. NO. 013  
67482  
STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
02.00  
2.2

TO HAVE AND TO HOLD the said real estate with the appurtenances, unto the trustee, 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 real estate or any part thereof, to dedicate parks, streets, highways or alleys to vacate any subdivision or part thereof, and to subdivide 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 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 real estate, or any part thereof, to lease said real estate, or any part thereof, from time to time, in possession or reversion, by leases to commence in the future, and upon any terms and for any period or periods of time and extending in the case of any lease for more than 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 from time to time, to contract 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 real estate, or any part thereof, for other real or personal property, to grant easements or other rights of any kind, to release, convey or assign any right, title or interest in or about or easement 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, 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, be obliged to see that the application of any purchase money, rent 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 obliged to inquire into the authority, necessity or expediency of any act of said Trustee, or be obliged or entitled 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, or any successor in trust, in relation to said real estate shall be conclusive in favor of every person, (including the Registrar of Titles of said county) 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 with the proper titles and limitations contained in this Indenture and in said Trust Agreement or in all amendments thereof, if any, and binding upon all beneficiaries thereunder, (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 its, 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 successor or successors in trust shall incur any personal liability or be subjected to any claim, judgment or decree, or any lien, or they or any of 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 thereto, 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 entered into by or 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 his 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 for the payment of the same 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 in the earnings, rents 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 thereat as afloat, the intention being to vest in or to said real estate as such, but only an interest in earnings, rents and proceeds therefrom as afloat, as provided in the Trust Agreement and in the original deed of conveyance of the real estate to the Trustee, the entire legal and equitable title to be simple, in and to 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 or execution or otherwise.

In Witness Whereof, the grantors aforesaid have hereunto set their hands and seals this 17th day of March 19 72.

[SEAL] Arthur Dunas [SEAL]  
[SEAL] Denise Dunas [SEAL]

STATE OF ILLINOIS } I, \_\_\_\_\_, a Notary Public in and for said County of COOK } County, in the State aforesaid, do hereby certify that ARTHUR DUNAS and DENISE DUNAS, his wife,

personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me on this 17th day in person and acknowledged that they are subscribed to the foregoing instrument, 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 Official Seal this 17th day of March A.D., 1972  
Elaine Chaikin Notary Public  
My commission expires November 9, 1972

American National Bank and Trust Company of Chicago  
Box 221  
For information only insert street address of above described property.

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Document Number  
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### END OF RECORDED DOCUMENT