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COOK COUNTY, ILLINOIS
FILED FOR RECORD

21 874 831

William R. Olson
RECORDER OF DEEDS

QUIT CLAIM DEED IN TRUST

Rev.
7-1-01

APR 26 '72 3 00 PM The above space for recorder's use only

21874831

THIS INDENTURE WITNESSETH, That the Grantor, Anna Pisannelli, a spinster of the County of Cook and State of Illinois, for and in consideration of the sum of Ten and no/100's Dollars (\$ 10.00), in hand paid, and of other good and valuable considerations, receipt of which is hereby duly acknowledged, Convey E and Quit Claim E unto BEVERLY BANK, a banking corporation duly organized and existing under the laws of the State of Illinois, and duly authorized to accept and execute trusts within the State of Illinois, as Trustee under the provisions of a certain Trust Agreement, dated the 27th day of August 19 71, and known as Trust Number 8-3177, the following described real estate in the County of Cook and State of Illinois, to-wit:

PARCEL 1:

That part of the South $\frac{1}{2}$ of the East $\frac{1}{2}$ of the South East $\frac{1}{4}$ of the North East $\frac{1}{4}$ of Section 31, Township 38 North, Range 12 East of the Third Principal Meridian described as follows:

Beginning at a point on the West line of said South $\frac{1}{2}$ of the East $\frac{1}{2}$ of the South East $\frac{1}{4}$ of the North East $\frac{1}{4}$ 110.32 feet Southerly of the North West corner thereof; thence Easterly parallel with the North line thereof 69.0 feet; thence North 46 degrees 39 minutes 08 seconds East 23.16 feet; thence North 75 degrees 07 minutes 28 seconds East 17.88 feet; thence South 82 degrees 23 minutes 40 seconds East 6.26 feet; thence South 47 degrees 15 minutes 26 seconds East 12.92 feet; thence South 20 degrees 31 minutes 08 seconds East 11.64 feet to a point in a line 110.32 feet South of and parallel with the North line thereof; thence Easterly along said parallel line 350.73 feet to the West line of the East 187.46 feet of the South $\frac{1}{2}$ of the East $\frac{1}{2}$ of the South East $\frac{1}{4}$ of the North East $\frac{1}{4}$ of Section 31 aforesaid; thence North along said West line 110.32 feet to the North line thereof; thence Westerly along the North line thereof 473.54 feet to the North West Corner thereof; thence Southerly along the West line thereof 110.32 feet to the point of beginning in Cook County, Illinois.

PARCEL 2:

The North 150 feet of the East 187.46 feet of the South $\frac{1}{2}$ of the East $\frac{1}{2}$ of the South East $\frac{1}{4}$ of the North East $\frac{1}{4}$ of Section 31, Township 38 North, Range 12 East of the Third Principal Meridian in Cook County, Illinois.

60-53-086

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Cook County Clerk's Office

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Property

SUBJECT TO

TO HAVE AND TO HOLD the said real estate 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 additively said real estate or any part thereof, to dedicate parks, streets, highways or alleys and to take 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 restriction, 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, power and authorities vested in said Trustee, to donate, to dedicate, to mortgage, to lease or sublease to any person, to lease said real estate, or any part thereof, from time to time, in possession or reversion, by deed or otherwise to any person, for any term and for any period or periods of time, not extending in the case of any single lease the term of 199 years, and to renew or extend lease to any person and for any period or periods of time and to grant options to lease and options to purchase the whole or any part of the premises and to contract regarding the manner of raising 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 charges of any kind, to release, convey or save 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, restricted to be such lease or mortgage, or to 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 restricted 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 evidence in favor of every person (including the Registrar of Titles) relying upon or claiming under any such mortgage, lease or other instrument, (2) that at the time of the delivery thereof the trust created by this instrument and by said Trust Agreement was in full force and effect, (3) that such conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this instrument and in said Trust Agreement or in all amendments thereof, if any, and binding upon all beneficiaries named in this instrument, and (4) 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 (5) if the transferee 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 his, his or their predecessor in trust.

This conveyance is made upon the express understanding and condition that neither said Bank, 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 for anything to 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 of a 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 it in the name of the then beneficiaries under said Trust Agreement 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 and discharge thereof. All persons and corporations whomsoever 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 under the will of the donor and each of them shall be only in the earnings, assets 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 or any part thereof, but only an interest in the earnings, assets and proceeds thereof as aforesaid, the fractional beneficial interest in said real estate being a divisible estate 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 any words of similar import, in accordance with the statute in such case made and provided, and said Trustee shall not be required to produce the said Agreement, or any extracts therefrom, or any extracts therefrom, as evidence that any transfer, charge or other dealing involving the registered lands is in accordance with the trusts, conditions and meaning of the trust. And the said grant is hereby severally waived, released, and confirmed, and all right of benefit and a source 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 grantor aforesaid has hereunto set her hand and seal this 28th day of March, 1972.

Anna Pisanello [SEAL] Anna Pisanello [SEAL]

State of Ill. County of Cook SS. I, Helen Archade, a Notary Public in and for the State of Illinois, do hereby certify that Anna Pisanello is 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 the same, 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 28th day of March, 1972. Helen Archade, Notary Public



GRANTOR'S ADDRESS
Beverly Bank
Box No. 90
1357 W. 103rd
CHICAGO, ILLINOIS
60643

For information only insert street address of above described property.

This space for affixing Filers and Revenue Stamps

NO TAXABLE CONSIDERATION

5.00

Document Number 21 874 831

END OF RECORDED DOCUMENT