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6/24/73 BM

AETNA STATE BANK
2401 NORTH HALSTED STREET
CHICAGO, ILLINOIS 60614

COOK COUNTY, ILLINOIS
FILED FOR RECORD

21 912 807

William H. Chaw
RECORDER OF DEEDS

WARRANTY DEED IN TRUST

MAY 23 '72 3 01 PM

21912807

THIS INDENTURE WITNESSETH, That the Grantor, Marcelle Bea Payton, a divorced person, not since remarried,

of the County of Cook and State of Illinois for and in consideration of Ten (\$10) Dollars, and other good and valuable considerations in hand paid, Conveys and warrants unto the AETNA STATE BANK, a corporation of Illinois, as Trustee under the provisions of a trust agreement dated the 15th day of May, 1972, known as Trust Number 10-11041 the following described real estate in the County of Cook and State of Illinois, to-wit:

5.00

For legal description see rider hereto attached which is specifically incorporated herein and made a part hereof.

as delineated on survey of the following described real estate (hereinafter referred to collectively as

the part of the southerly 40 feet of Lot 37 lying south westerly of the line of Sheridan Road (excepting therefrom the western portion thereof) in Block 13 in Hundley's subdivision of Lots 3 to 37 both inclusive and 38 to 37 both inclusive in Pine Grove, a subdivision of Fractional Section 21, Township 40 north, Range 14, East of the Third Principal Meridian;

Also

the southerly 25 feet measured at right angles with northerly line of the following described tract of land: that part of Block 16 in Hundley's subdivision of Lots 38 to 37 both inclusive and 38 to 37 both inclusive in Pine Grove, Fractional Section 21, Township 40 north, Range 14, east of the Third Principal Meridian, described as follows: Beginning at the intersection of the northerly line of said lot with the westerly line of said block; thence westerly along the northerly line of said lot 150 feet; thence southerly to a point in the south line of said lot distant 150 feet easterly from the westerly line of said lot and being on the northerly line of Hawthorne Place; thence southerly along the southerly line of said lot 150.84 feet to the southerly line of Sheridan Road; thence northerly along the southerly line of Sheridan Road 200.90 feet to the place of beginning in Cook County, Illinois;

the survey is attached as Exhibit "A" to Declaration of Condemnation by Metropolitan National Bank of Chicago as Trustee under the provisions of a trust agreement recorded in the office of the Recorder of Cook County, Illinois, as Document No. 20746324, and registered in the office of the Registrar of Deeds of Cook County, Illinois, as Document No. 2303324, on April 1, 1968; together with an undivided one-half interest in said parcel (excepting from said parcel the portion of said space comprising all the units thereof as shown and set forth in said Declaration and Survey).

to the terms, grants, rights, easements, restrictions, conditions and reservations contained in that certain Trustee's Deed dated August 15, 1965, recorded in the office of the Recorder of Cook County, Illinois, as Document No. 20746324, from The Metropolitan National Bank of Chicago, as Trustee under the provisions of a trust agreement dated November 15, 1965, and known as Trust Number 10-11041, as party of the first part and Marcelle Bea Payton, party of the second part.

NO TAXABLE CONSIDERATION

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Property

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 to streets, highways or alleys and 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 leases 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.

In no case shall 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 to the application of any purchase money, rent or money borrowed or advanced on said premises, or 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 any person relying upon or claiming under any such conveyance, lease or other instrument. It is further provided 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, 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, and that said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument and that, 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 it, 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, avails 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, 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 in memorial, the words "in trust", "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 all 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 on execution or otherwise.

In Witness Whereof the grantor _____ aforesaid has hereunto set _____ hand and seal this 22nd day of May, 1972.

(Seal) *Marcelle Bea Payton* (Seal)

(Seal) _____ (Seal)

State of Illinois, Myrtle A. Priebe, a Notary Public in and for Cook County, in Cook County, Illinois, do hereby certify that Marcelle Bea Payton



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 22nd day of May, 1972.

MYRTLE A. PRIEBE
Notary Public - Cook County, Illinois
My Commission Expires Sept. 26, 1975

Myrtle A. Priebe
Notary Public

AETNA STATE BANK
2401 NORTH HALSTED STREET
CHICAGO, ILLINOIS 60614

For information only insert street address of above described property.
3470 North Lake Shore Drive,
Chicago, Illinois.

333

This space for affixing Riders and Revenue Stamps

NO TAXABLE CONSIDERATION

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END OF RECORDED DOCUMENT