

# UNOFFICIAL COPY

59.62902

21 231 317

THEISE  
(Preliminary)

This Indenture Witnesseth, That the Grantor LYDIA D. LETTON,  
 an unmarried widow  
 of the County of Cook and State of Illinois for and in consideration  
 of ONE (\$1.00) Dollars,  
 and other good and valuable considerations in hand paid, Conveys and Warrants unto the OAK PARK  
 TRUST AND SAVINGS BANK, a corporation of Illinois, as Trustee under the provisions of a trust agreement  
 (address: 1076 Lake Street, Oak Park, Illinois 60301)  
 dated the 21 day of July 1970, known as Trust Number  
6237, the following described real estate in the County of Cook and State of Illinois,

Parcel No. 1 being described as the South 26 feet of the North 118.50 feet; together with Parcel No. 2 described as the West 15 feet of the East 43.50 feet of the Southerly 41 feet (measured at right angles to the Southerly line thereof) of the East 87 feet of the West 531 feet of a tract described as being that part of the North East quarter of Section 11, Township 39 North, Range 12, East of the Third Principal Meridian, described as follows: Beginning at a point on the South line of Lake Street 40 feet South of the center line and 1502 feet West of the East line of said North East quarter, thence East along the South line of Lake Street 697.92 feet to the West line of Edgewood Avenue, said point being 804.08 feet West of the East line of said North East quarter, thence South along the West line of Edgewood Avenue 247.45 feet more or less to the North Easterly line of the right of way of the Chicago and Northwestern Railway, being 70 feet North Easterly of the original center line, thence North Westerly along said right of way line 708.89 feet more or less to an intersection with a line parallel and 1502 feet West of the East line of said North East quarter, thence North along said parallel line 122.25 feet to the place of beginning, in Cook County, Illinois.

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Otherwise known as 8127 Lake Street, River Forest, Illinois.  
 Consideration less than \$100.00

COOK COUNTY OFFICE

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Property of Co.

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 parks, 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 in futuro, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 198 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 fixing 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 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 thereunder, (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 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.

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 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 waive, and release, 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 on execution or otherwise.

In Witness Whereof, the grantor aforesaid has hereunto set her hand and seal this 21st day of July 1970

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Lydia D. Letton [SEAL]  
Lydia D. Letton [SEAL]

NO CONSIDERATION  
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STATE OF ILLINOIS }  
COUNTY OF COOK } ss.

I, ROBERT T. MARKLEY

a Notary Public in and for said County, in the State aforesaid, do hereby certify that  
LYDIA D. LETTON, an unmarried widow,



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  
21st day of July A. D. 1970

*Robert T. Markley*  
Notary Public.

COOK COUNTY, ILLINOIS  
FILED FOR RECORD

AUG 7 '70 9 58 AM

*William R. Chew*  
RECORDER OF DEEDS

21231317

[ BOX 552 ]

**Deed in Trust**  
WARRANTY DEED

TO  
**OAK PARK TRUST &  
SAVINGS BANK**  
TRUSTEE

**Oak Park Trust & Savings Bank**  
Lake and Marion Streets  
OAK PARK, ILLINOIS

