

UNOFFICIAL COPY

21 203 822

This Indenture Witnesseth, That the Grantor^s EDWARD A. SELTZER
and POLLY A. SELTZER, his wife

of the County of _____ and State of Oklahoma for and in consideration
of Ten (\$10.00) Dollars

and other good and valuable considerations of hand paid, Convey and Warrant unto

THE MARINA CITY BANK, CHICAGO, ILLINOIS, a banking corporation in the State of Illinois and qualified

to accept and execute trusts under the laws of Illinois as Trustee under the provisions of a trust agreement
dated the 10th day of September 1970 known as Trust Number

117 the following described real estate in the County of Cook and

State of Illinois to-wit:
PARCEL 1: The West 1/2 of the South East 1/4 of Section 7,
Township 42 North, Range 10, East of the Third Principal
Meridian, in Cook County, Illinois

ALSO

PARCEL 2: The North West 1/4 of the North East 1/4 of Section
18, Township 42 North, Range 10 East of the Third Principal
Meridian, in Cook County, Illinois

Edward A. Seltzer
Polly A. Seltzer



TO HAVE AND TO HOLD the said premises with the term, tenures, uses, trusts and for the uses and
purposes herein and in writing to the said trustee.

The power and authority is hereby granted to the trustee to improve, manage, protect and subdivide said
premises or any part thereof, to dedicate public streets, highways or alleys and to execute any subdivision or plat
thereof, and to consolidate and properties of said premises, to sell, to lease, to convey, to purchase, to purchase,
to sell on any terms, to lease, to convey, to execute, to execute, to execute, to execute, to execute, to execute,
to a successor or successors of trust and to grant, to grant, to grant, to grant, to grant, to grant,
powers and authorities vested in said trustee, to grant, to grant, to grant, to grant, to grant, to grant,
said property, or any part thereof, to lease and property, to lease, to lease, to lease, to lease, to lease,
reversion, by lease to each party in possession, to each party, to each party, to each party, to each party,
of time, not exceeding in the case of any single lease, the term of 199 years, and to renew or extend leases upon
any terms and for any period of time, and to change or modify leases, and the terms and
visions thereof at any time or times hereafter, to contract to grant, to grant, to grant, to grant, to grant,
to renew leases and options to purchase, the whole or any part thereof, to purchase, to purchase, to purchase,
to purchase, to purchase, to purchase, to purchase, to purchase, to purchase, to purchase, to purchase,
thereof, for other real or personal property, to grant easements or charges on any land, to release, convey, or
assign any right, title or interest in or about, or cause to be appointed, to said premises or any part thereof, and
to deal with said property and every part thereof in all other ways, and to execute such other conveyances as it would
be lawful for any person owning the same to do, with the same, whether the same be 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, or to be sold, leased or mortgaged, by said trustee, be obliged to
see to the application of any purchase money, or to be bound, or to be bound, or to be bound, or to be bound,
to see that the terms of this trust have been complied with, or be obliged to a party, or to a party, or to a party,
of any part of said premises, 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, and 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, and that such conveyance or other instrument was duly authorized
and executed in accordance with the terms, conditions and limitations contained in this Indenture, and in a trust agreement or
in some amendment thereto, 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
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, uses and
obligations of the said trustee or trustee.

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 as aforesaid have hereunto set their hand, S. and

sent S. this 11th day of September 1970.
Edward A. Seltzer (SEAL) Polly A. Seltzer (SEAL)

Box 286-AND

21 203 822

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STATE OF _____ ss. _____
COUNTY OF _____

a Notary Public in and for said County, in the State aforesaid, do hereby certify that EDWARD A. SELTZER and POLLY A. SELTZER,
his wife

personally known to me to be the same persons whose names 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
11th day of September A. D. 19 70

Notary Public

COOK COUNTY, ILLINOIS
FILED FOR RECORD

SEP 21 1970 3:02 PM

Edward A. Selzer
Notary Public

21269822

IT NO. 117

Deed in Trust
WARRANTY DEED

TO
THE MARINA CITY BANK
CHICAGO, ILLINOIS
TRUSTEE

Property of Cook County Clerk's Office

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AFFIDAVIT FOR RECORD OF DEED ACT

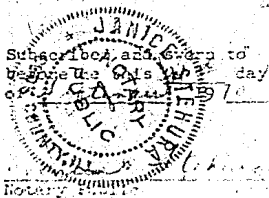
STATE OF ILLINOIS)
COUNTY OF COOK) SS.

William H. Dronkin
being first duly sworn on oath deposes and says that:

1. Affiant reside at 87 Graymoor Lane, Olympia Fields, Illinois
2. That he is ~~(agent)~~ ~~(officer)~~ ~~(one of)~~ grantor (s) in a ~~(deed)~~ ~~(lease)~~ dated the 11th day of September, 1970, conveying the following described premises:
3. That the instrument aforesaid is exempt from the provisions of "An Act to Revise the Law in Relation to Plats" approved March 31, 1874, as amended, for the reason that:
 - (a) ~~The instrument effects a division of land into _____ parts, each of which is five acres or more in size and does not involve any new streets or easements of access.~~
 - (b) The instrument aforesaid is a conveyance of an existing parcel or tract of land, the same having been acquired by the grantor (s) in the above mentioned (deed) ~~(lease)~~ deed.
 - (c) ~~The instrument makes a division of a lot or block in a recorded subdivision, to-wit:~~

Further affiant saith not.

William H. Dronkin



Notary Public

*Show how title was acquired, i.e., by deed, inheritance or by Will. In case of by deed, show date and document number, and by inheritance or Will the name of the decedent, date of death and Probate Court file number, County and State where probated.

END OF RECORDED DOCUMENT

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