

# UNOFFICIAL COPY

21 303 110

## DEED IN TRUST

This Indenture Witnesseth, That the Grantor, BARBARA V. ZEC, a  
spinster,

of the County of Cook and State of Illinois for and in consideration of

TEN AND NO/100 (\$10.00) Dollars,  
and other good and valuable considerations in hand paid, Convey S and Warrant S unto the  
GUARANTY BANK & TRUST COMPANY, a banking corporation organized and existing and authorized to accept and execute trusts  
under the laws of the State of Illinois, as Trustee under the provisions of a Trust Agreement dated the 25th day of  
AUGUST 19 70, known as Trust Number 11697 the following described real estate in  
the County of Cook and State of Illinois, to-wit:

27/32nds of the following described property:

Lot 2 (except the North 17 feet thereof taken for  
51st Street) and all of Lots 3 and 6 in Block 4  
in Fgaldale, being a subdivision of the East 118  
acres of the West quarter of Section 11, Township  
38 North, Range 14, East of the Third Principal  
Meridian,

SUBJECT to prior assignment by 25/32nds beneficial  
interest in the aforesaid trust to the South Shore  
National Bank.

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 grant, 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 future, and upon any terms and for any period or periods 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 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 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 part, title or interest in or about or  
incumbrance 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 smaller 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 that the terms of this deed have been complied with,  
or be obliged to inquire into the necessity or expediency of any act of said Trustee, or be obliged or prejudiced to inquire into any of  
the terms of said Trust Agreement, and every 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 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 his, his  
predecessor in trust.

The interest of each and every beneficiary hereunder and 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 waives S and releases S any and all right and benefit under and by  
virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads for sale on execution or otherwise.

In Witness Whereof, the grantor aforesaid has S hereunto set her hand and  
seal this 3rd day of September 19 70.

(SEAL) Barbara V. Zec (SEAL)  
(SEAL) (SEAL)

NO TAXABLE CONSIDERATION

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STATE OF Illinois  
COUNTY OF Cook

I, Ernest J. Samuels

a Notary Public in and for said County, in the State aforesaid, do hereby certify that  
Barbara V. Zec, a spinster.

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  
27<sup>th</sup> day of October, A. D. 19 70.

Ernest J. Samuels  
Notary Public



1970 OCT 29 AM 10 58  
OCT-29-70 141899 2133110-A-510

**DEED IN TRUST**

BARBARA V. ZEC, a spinster,

TO  
GUARANTY BANK & TRUST COMPANY as  
TRUSTEE UNDER TRUST AGREEMENT  
NUMBER 11697



PROPERTY ADDRESS

GUARANTY BANK & TRUST COMPANY  
Stony Island Avenue at 68th Street  
CHICAGO 60649  
Butlerfield 9200

21333110

END OF RECORDED DOCUMENT