

WARRANTY DEED IN TRUST

DEC 2 PM 3 09  
21 333 142

DEC-2-70 156542 • 21333142 • A --- Rec

5.00

Form 504 WSB 21301 CB

THE ABOVE SPACE FOR RECORDERS USE ONLY

THIS INDENTURE WITNESSETH, That the Grantors ROSE TURNER, a widow, RICHARD TURNER and BEVERLY TURNER, his wife, JUSTIN G. TURNER and GERTRUDE TURNER, his wife d/b/a TURNER INVESTMENTS, of the County of Los Angeles and State of California for and in consideration of Ten and no/100 (\$10.00) Dollars, and other good and valuable considerations in hand paid, Convey and warrant unto the MICHIGAN AVENUE NATIONAL BANK OF CHICAGO, a National Banking Association, as Trustee under the provisions of a trust agreement dated the 30th day of July 19 70 known as Trust Number 1781, the following described real estate in the County of and State of Illinois, to-wit:

SEE RIDER ATTACHED TO AND MADE A PART OF THIS WARRANTY DEED IN TRUST.

5.00

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 ways and to vacate any subdivision or part thereof, and to resubdivide said property as often as desired, to contract to sell, to grant, or 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 one 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 estate 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 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 "with conditions", or "with limitations", or words of similar import, in accordance with the statute in such case made and provided.

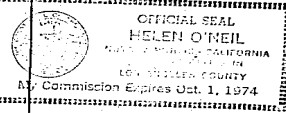
And the said grantor S hereby expressly waives and releases any and all rights herein under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale or execution or otherwise.

In Witness Whereof, the grantor S aforesaid have hereunto set their hand S and seal S this 30th day of July 19 70

Richard Turner (Seal) Rose Turner (Seal) Justin G. Turner (Seal)  
Richard Turner (Seal) Justin G. Turner (Seal)  
Beverly Turner (Seal) Gertrude Turner (Seal)

State of California, ss. I, Helen O'Neil, a Notary Public in and for said County, in County of Los Angeles, do hereby certify that Rose Turner, a widow, Richard Turner and Beverly Turner, his wife, Justin G. Turner and Gertrude Turner, his wife d/b/a Turner Investments,

personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this 25th day of November 19 70 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 25th day of November 19 70



Helen O'Neil  
Notary Public

Mail to: MICHIGAN AVENUE NATIONAL BANK  
30 North Michigan Avenue  
Chicago, Illinois 60602  
Box 764

For information only insert street address of above described property.

NO TAXABLE CONSIDERATION

21333142

# UNOFFICIAL COPY

This rider is attached to and made a part of the Warranty Deed in Trust dated July 30, 1970 by and between ROSE TURNER a widow, RICHARD TURNER and BEVERLY TURNER his wife, JUSTIN G. TURNER and GERTRUDE TURNER his wife, d/b/a TURNER INVESTMENTS, GRANTORS, and MICHIGAN AVENUE NATIONAL BANK OF CHICAGO, a national banking association, as trustee under the provisions of a trust agreement dated the 30th day of July, 1970, and known as Trust No. 1781, GRANTEE.

The subject real estate is legally described as follows:

That part of the North 1/2 of the South 1/2 of the Southeast 1/4 of Section 34, Township 38 North, Range 14, East of the Third Principal Meridian described as follows: Beginning at a point on the West line of South Cottage Grove Avenue (said West line being 50 feet West of and parallel with the East line of the Southeast 1/4 of said Section 34) said point being 21 feet North of the South line of the North 1/2 of the South 1/2 of the Southeast 1/4 of said Section 34; thence North along said West line of South Cottage Grove Avenue, a distance of 177 feet, 10 1/4 inches to an intersection with the center line of a 12 1/2 inch party wall produced East; thence West along the center line of said party wall and party wall produced East a distance of 191 feet, 11 inches to the West face of the 1 story brick building; thence South along said West face of the 1 story brick building a distance of 6 1/4 inches to an intersection with a line drawn parallel with and 199 feet, 0-3/4 inches North of the South line of the North 1/2 of the South 1/2 of the Southeast 1/4 of said Section 34; thence West along said last described parallel line a distance of 8 feet, 1 inch, to the intersection of a line drawn parallel with and 200 feet West of the West line of South Cottage Grove Avenue thence South along last described parallel line; a distance of 178 feet, 0-3/4 inches to the intersection with a line drawn parallel with and 21 feet North of the South line of the North 1/2 of the South 1/2 of the Southeast 1/4 of Section 34, thence East along said last described parallel line a distance of 200 feet, to the point of beginning, in Cook County, Illinois.

21 333 142

Rose Turner  
ROSE TURNER

Richard Turner  
RICHARD TURNER

Beverly Turner  
BEVERLY TURNER

Justin G. Turner  
JUSTIN G. TURNER

Gertrude Turner  
GERTRUDE TURNER

END OF RECORDED DOCUMENT