

21 340 594

DEC 10 1970 STATE OF ILLINOIS REAL ESTATE TRANSFER TAX DEPT. OF REVENUE

DEED IN TRUST

4.50

59 90 589-4

Original Indenture Witnesseth, That the Grantor Swedish Home Savings and Loan Association, an Illinois Corporation

of the County of Cook and State of Illinois for and in consideration of Ten and no 100ths (\$10.00) Dollars, and other good and valuable considerations in hand paid, Convey and Warrant 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 under the provisions of a Trust Agreement dated the 27th day of November 1970 known as Trust Number 11724 the following described real estate in the County of Cook and State of Illinois, to-wit:

Lot 21 in Block 4 in White and Coleman's Subdivision of Block 4 and Lots 1 to 12 inclusive, in Block 3 of Junius Mulvey's Subdivision of the South 703.4 feet of that part lying east of the Illinois Central Railroad of the North East 1/4 of Section 23, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois

Subject to: agreement dated November 8, 1902 and recorded June 26, 1903 as document 3410167 for a party wall between lot 21 and lot 20 in Block 4 aforesaid; agreement dated June 25, 1903 and recorded June 26, 1903 as document 3410168 for a party wall between Lot 21 and Lot 22; proceedings pending in the Circuit Court of Cook County, Illinois as Case No. 70 CH 55164.

Grantor: 6760 S. Stony Island Ave Chicago, Illinois

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts 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 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 possession 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 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 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 right, title or interest in or about or 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 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 the, his or their 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 and releases 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 for sale on execution or otherwise.

In Witness Whereof, the grantor aforesaid has hereunto set hand and

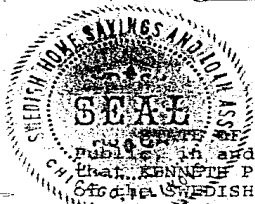
21 340 594

UNOFFICIAL COPY

IN WITNESS WHEREOF, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its President, and attested by its Secretary, this 9th day of December, 1970.

SWEDISH HOME SAVINGS AND LOAN ASSOCIATION

Attest: Earl Danielson Secretary By Kenneth P. Johnson President



I, KATHY JANE JOHNSON, of ILLINOIS, COUNTY OF COOK, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY, that KENNETH P. JOHNSON, personally known to me to be the President of the SWEDISH HOME SAVINGS AND LOAN ASSOCIATION, an Illinois corporation, and EARL DANIELSON, personally known to me to be the Secretary of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in persons and severally acknowledged that as such President and Secretary, they signed and delivered the said instruments as President and Secretary of said corporation, and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said corporation as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

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CH
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Given under my hand and official seal, this 9th day of Dec., 1970.

Commission expires Nov. 10, 1974 Kathy Jane Johnson
Notary Public

Property of Cook County Clerk's Office

COOK COUNTY CLERK'S OFFICE

UNOFFICIAL COPY

STATE OF _____)
COUNTY OF _____)

a Notary Public in and for said County, in the State aforesaid, do hereby certify that

_____ personally known to me to be the same person, whose name _____ subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that _____ signed, sealed and delivered the said instrument as _____ 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 _____ seal this _____ day of _____ A. D. 19____

Notary Public

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COOK COUNTY, ILLINOIS
FILED FOR RECORD

DEC 10 10 2 20 PM

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BOX: 472

DEED IN TRUST

TO

GUARANTY BANK & TRUST COMPANY AS
TRUSTEE UNDER TRUST AGREEMENT
NUMBER _____

PROPERTY ADDRESS

GUARANTY BANK & TRUST COMPANY

Stony Island Avenue at 68th Street

CHICAGO 60649

BUENAVISTA 32/0

B-644 UNIV. PTO. CO., CHICAGO, ILL.

END OF RECORDED DOCUMENT