

UNOFFICIAL COPY

Ball *Handwritten* 60-06-708 C 21 395 391 30934

This Indenture Witnesseth, That the Grantor ANITA THON, a spinster

of the County of Cook and State of Illinois for and in consideration of Ten and No/100 (\$10.00) Dollars Quit-Claims and other good and valuable considerations in hand paid, Convey unto the OAK PARK TRUST AND SAVINGS BANK, a corporation of Illinois, as Trustee under the provisions of a trust agreement dated the 28th day of August 1969, known as Trust Number 6005, the following described real estate in the County of Cook and State of Illinois, to-wit:

7.00

SEE RIDER ATTACHED HERETO AND MADE A PART HEREOF

That part of Section 4, Township 40 North, Range 12, East of the Third Principal Meridian, described as follows: commencing at a point on the South line of said Section 4, 1233.35 feet West of the Southeast corner thereof and running thence Northwesterly along a line forming an angle of 61°41" from West to North, with the South line of said Section, a distance of 191.25 feet to a point, thence Northwesterly on a deflection to the left of 15°39'15", a distance of 317.96 feet to a point; thence Northwesterly on a deflection to the left of 10°51'10", a distance of 104.13 feet to a point on the West line of the East 40 acres of the West 35.19 chains of the East 40.26 chains of the South 20.11 chains, as measured on the South line and the East line of said Section 4; thence South along said West line of the East 40 acres, 455.72 feet to the South line of said Section 4; thence East along said South line of Section 4, 414.93 feet, more or less, to the point of beginning, excepting from the above described tract the West 266.14 feet thereof (as measured along the South line) in Cook County, Illinois. ***

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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 bequeath, 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 term, 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 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 received 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 this, 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 7th day of January 19 71

[SEAL] Anita Thon [SEAL]
Anita Thon [SEAL]

Grantor's address: 11 Madison St. Oak Park
FORM T-14

60-06-708 C

NO TAXABLE CONSIDERATION

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STATE OF Illinois }
COUNTY OF Cook } ss.

I, Jean Keller

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

Anita Thon, 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
7th day of January

Jean Keller



COOK COUNTY, ILLINOIS
FILED FOR RECORD

Richard R. Olson
RECORDER OF DEEDS

FEB 11 '71 3 03 PM

21395391

Name: Bernard Arbutnot
Address: 440 Grandview Rd.
City: Winfield, Ill
FORM 104
533

[BOX 552]

Beed in Trust
WARRANTY DEED

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

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

Property of Cook County Clerk's Office

21395391

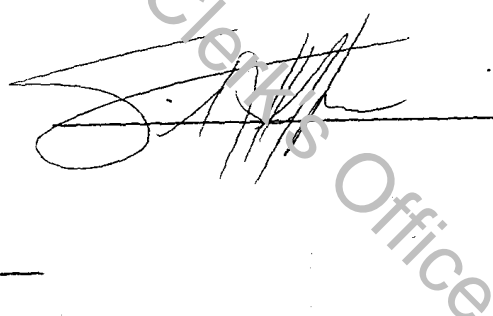
AFFIDAVIT FOR PURPOSE OF PLAT ACT

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

Sinclair J. Hoffman
being first and sworn on oath deposes and says that:

- 1. Affiant resides at 5461 N. East River Road, Chicago, Illinois
- 2. That he is (agent) (~~attorney~~) (one of) grantor (s) in a (deed) (~~lease~~) dated the 7th day of January, 1971, conveying the following described premises:
- 3. That the instrument aforesaid is exempt from the provisions of "An Act to Revise the Law in Relation of Plats" approved March 31, 1874, as amended, for the ~~XXXXXX~~ reason that:
 - a) The instrument effects a division of land into two 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 grantors (s) in the above mentioned (deed) (~~lease~~) by ^{deed dated Nov. 4, 1970 recorded on Nov. 12, 1970 as document # 21315215}
 - c) The instrument makes a division of a lot or block in a recorded subdivision to-wit:

Further affiant sayeth not.



Subscribed and sworn to before me this 5th day of February, 1971.



Hoffman

This was acquired by deed, inheritance or by Will. In case of by deed, state and document number, and by inheritance or Will ~~XXXX~~ name of the decedent, date of death and Probate Court file number, County and State where probated.

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Property of Cook County

LEGAL DESCRIPTION OF PROPERTY: That part of Section 4, Township 40 North, Range 12, East of the Third P.M., described as follows:

Commencing at a point on the S line of said Section 4, 1233.35 feet W. of the S.E. corner thereof and running thence N.W.ly along a line forming an angle of 61°04' from W. to N. with the S. line of said Section, a distance of 101.25 feet to a point; thence N.W.ly on a deflection to the left of 15°59'15", a distance 317.96 feet to a point; thence N.W.ly on a deflection to the left of 10°51'10", a distance of 104.13 feet to a point on the W line of the E.40 acres of the W. 35.19 chains of the E. 40.26 chains of the S. 20.11 chains, as measured on the S. line & the E. line, of said Section 4; thence S. along said W. line of the E. 40 acres, 455.72 feet to the S. line of said Section 4; thence E. along said S. line of Section 4, 414.93 feet, more or less, to the point of beginning, excepting from the above described tract the W 266.14 feet thereof (as measured along the South line) in Cook County, Illinois.

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END OF RECORDED DOCUMENT