

WARRANTY DEED IN TRUST

Edw. R. Colton

1973 AUG 2 AM 10 42
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RECORDER OF DEEDS
COOK COUNTY ILLINOIS

5.00

F 220 2-70

THE ABOVE SPACE FOR RECORDERS USE ONLY

THIS INDENTURE WITNESSETH, That the Grantor **MARGARET M. THOMAS, wife of WILLIS S. THOMAS, formerly MARGARET M. CALDWELL, wife of WILLIAM H. CALDWELL, and WILLIS S. THOMAS, her husband,** of the County of **COOK** and State of **ILLINOIS** for and in consideration of **TEN AND NO ONE-HUNDRETHS ******* Dollars, and other good and valuable considerations in hand paid, Convey **S** and warrant **S** unto the **PIONEER TRUST & SAVINGS BANK**, a corporation of Illinois, as Trustee under the provisions of a trust agreement dated the **19 73** day of **JULY** 19 73, known as Trust Number **18669**, the following described real estate in the County of **COOK** and State of Illinois, to-wit:

LOT #16 in Block 10 in Town Manor, a Subdivision of the North 100 Acres of the Northeast 1/4 of Section 5, Township 39 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois. From s 318 Hirsch Street, Northlake, Illinois.

5.00

Grantee's Address: **400 W. North Ave., Chicago, Il. 60639**

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 **procure, manage, protect and subdivide** said premises or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision of part thereof, and to redivide 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, in whole or in part, 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 lease, to run for a period or periods in the future, and upon any terms and for any period or periods of time, not exceeding in the case of any single term **ten (10) years**, and to renew or extend leases upon any terms and contract to make leases and to grant options to lease and options to purchase the whole or any part of the reversion and to contract respecting the manner of raising the amount of present or future rents, 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, to 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, lease, mortgage, lease or other instrument executed by said trustee in relation to said premises shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument, **as if** 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 successor 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 life or 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 limitation", 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 rights or benefits 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 on seal this 20th day of JULY 1973.

Margaret M. Thomas (Seal) *Willis S. Thomas* (Seal)
Margaret M. Thomas, wife of Willis S. Thomas
formerly Margaret M. Caldwell, wife of William H. Caldwell

State of **ILLINOIS** ss. I, **WILLIAM C. BUTCHER**, a Notary Public in and for said County, in County of **COOK** do hereby certify that **MARGARET M. THOMAS, wife of Willis S. Thomas, formerly Margaret M. Caldwell, wife of William H. Caldwell, and Willis S. Thomas, her husband**

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 20th day of JULY 1973.



William C. Butcher
Notary Public

Trust & Savings Bank
Box 22
318 Hirsch Street
For information only insert street address of above described property.

THIS SPACE FOR AFFIXING ENDERS AND REVERSE STAMPS
Exempt from provisions of Paragraph 1, Section Real Estate Transfer Tax Act.
Edw. R. Colton
Buyer, Seller or Reprss
Date
JUL 23 1973

22423042

END OF RECORDED DOCUMENT