

UNOFFICIAL COPY

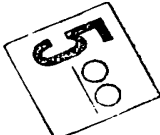
WARRANTY DEED IN TRUST) 15 416 *6 PM 2 17* REC'D DEPT. OF COUR. CLERK REC'D
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Form 304 WSB

THE ABOVE SPACE FOR RECORDERS USE ONLY

THIS INDENTURE WITNESSETH, That the Grantors, **JOHN W. BOWMAN and BEVERLY BOWMAN**, his wife
 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 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 **27th** day of **April** 1971
 known as Trust Number 1901 the following described real estate in the County of
 and State of Illinois, to-wit:

Lot 1 in Block 1 in Kroeber and Fullem's 2nd Addition
 to South Shore Gardens, being a Subdivision of the
 South West 1/4 of the South East 1/4 of the North East
 1/4 of Section 1, Township 37 North, Range 14, East
 of the Third Principal Meridian, in Cook County, Illinois.



TO HAVE AND TO HOLD the said premises with all 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 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, 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 lease 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 199 years, and to renew or extend leases upon any terms and to contract to renew or extend 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, 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 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, duties and obligations of the trustee or their predecessor in trust.

The interest of each and every beneficiary hereunder and of all persons claiming under or through or any of them shall be in the earnings, avails and proceeds arising from the sale or other disposition of said real estate, as 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 of similar import, in accordance with the statute in such case made and provided.

And the said grantor **S** hereby expressly waive and release any and all right or benefit in and by virtue of any and all statutes of the State of Illinois, providing for the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

In Witness Whereof the grantor **S** aforesaid have hereunto set their hands and seals this _____ day of _____ 1972.

John W. Bowman (Seal) *Beverly J. Bowman* (Seal)
 John W. Bowman Beverly J. Bowman
 (Seal) (Seal)

State of **ILLINOIS**)
 County of **COOK**) ss I, _____ a Notary Public in and for said County in
 the state aforesaid, do hereby certify that **JOHN W. BOWMAN and
 BEVERLY J. BOWMAN**, his wife,

personally known to me to be the same person **S** whose name **S** are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that 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.

MAY 2 1972

Given under my hand and notarial seal this _____ day of _____ 19____
Marie B. Barry
 Notary Public

Mailed to MICHIGAN AVENUE NATIONAL BANK OF CHICAGO, 10 North Michigan Avenue, Chicago, Illinois 60602
 For information only insert street address of above described property.
 Box 764

*Recorded with Notary Public of Chicago, Ill. on 5/2/72
 Ken V. St. Louis, Notary Public, Chicago, Ill.
 6/1/72*

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END OF RECORDED DOCUMENT