

UNOFFICIAL COPY

DEED IN TRUST

22 452 434

Form 191 Rev. 11-71

The above space for recorder's use only

497-24

61-64-899

WATER DATE

THIS INDENTURE WITNESSETH, THAT THE GRANTOR, **RICHARD P. BRANDON and LAVONNE BRANDON, his wife**, Illinois, for and in consideration of the County of **Cook** and State of **Illinois**, for and in consideration of the sum of ***** **TEN AND NO/100** ***** Dollars (\$ **10.00** ***), in hand paid, and of other good and valuable considerations, receipt of which is hereby duly acknowledged, Convey— and Warrant— unto **AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO**, a national banking association whose address is **33 No. LaSalle Street, Chicago, Illinois**, as Trustee under the provisions of a certain Trust Agreement, dated the **24th** day of **September 1972**, and known as Trust Number **77274**, the following described real estate in the County of **Cook** and State of **Illinois**, to wit:

The South 10 feet of Lot 26 and all of Lot 27 (except the South 5 feet thereof) in Dixie Highway Manor Subdivision of that part East of Chicago Vincennes Road of the North half of the North half of the South half of the Southwest quarter of Section 18, Township 36 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

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TO HAVE AND TO HOLD the said real estate 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 real estate or any part thereof, to dedicate parks, streets, highways or alleys to vacate any subdivision or part thereof, and to redivide said real estate 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 real estate 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 real estate, or any part thereof, to lease said real estate, or any part thereof, from time to time, in possession or reversion, by lease to commence in the present or in the 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 100 years, and to renew or extend leases upon any terms 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 to exchange said real estate, 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 real estate or any part thereof, and to deal with said real estate and every part thereof in all other ways and for such other considerations as a 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, or any successor in trust, in relation to said real estate, or to whom said real estate or any part thereof shall be conveyed, contracted to be sold, lease, or mortgaged by said Trustee, or any successor in trust, be obliged to see to the application of any purchase money, rent or money borrowed or advanced on said real estate, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the authority, 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, or any successor in trust, in relation to said real estate shall be conclusive evidence in favor of every person (including the Heirs, Executors, Administrators, Assigns, and Assignees of said Trustee) relying upon or claiming under any such conveyance, lease or other instrument; (c) that at the time of the delivery thereof the usual covenants and conditions by said Trust Agreement was in full force and effect; (d) that such conveyance of other instrument was executed in accordance with the trusts, conditions and limitations contained in this Indenture and in said Trust Agreement and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument and (e) 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 see, his or their predecessor in trust.

This conveyance is made upon the express understanding and conditions that neither American National Bank and Trust Company of Chicago, individually or as Trustee, nor its successor or successors in trust shall incur any personal liability or be subjected to any claim, judgment or decree for anything it or they or its or their agents or attorneys may do or omit to do in or about said real estate under the provisions of this deed or said Trust Agreement or any amendment thereto, or for injury to person or property happening in or about said real estate, any and all such liability being hereby expressly waived and released. Any contract, obligation or indebtedness incurred or entered into by the Trustee in connection with said real estate may be entered into by it in the name of the then beneficiary under said Trust Agreement as their attorney-in-fact, hereby jointly or severally appointed for such purposes, or, at the election of the Trustee, in its own name, as Trustee of an express trust and not individually (and the Trustee shall have no obligation whatsoever with respect to any such contract, obligation or indebtedness except only so far as the trust property and funds in the actual possession of the Trustee shall be applicable for the payment and discharge thereof). All persons and corporations whoseever and whatsoever shall be charged with notice of this condition from the date of the filing for record of this Deed.

The interest of each and every beneficiary hereunder and under said Trust Agreement and of all persons claiming under them or any of them shall be only in the earnings, assets and proceeds arising from the sale of any 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, stock, but only an interest in earnings, assets and proceeds thereof as aforesaid, the intention hereof being to vest in said American National Bank and Trust Company of Chicago the entire legal and equitable title in fee simple, in and to all of the real estate above described.

If the title to any of the above real estate is now or hereafter registered, the Registrar of Titles is hereby advised not to register or note in the certificate of title to 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, releases, and conveys any and all rights or benefit under and by virtue of any and all statutes of the State of Illinois, providing for exemption of homesteads from sale on execution or otherwise.

In Witness Whereof, the grantor **S** aforesaid have hereunto set: **their** hand **S** and seal **S** this **25th** day of **September** 19**72**

Richard P. Brandon (seal)
Lavonne Brandon (seal)

STATE OF **ILLINOIS** ss. **Leonard S. Walsberg**, Notary Public in and for said County of **COOK**, in the State aforesaid, do hereby certify that **RICHARD P. BRANDON and LAVONNE BRANDON** are the same person **S** whose name **S** are subscribed to the foregoing instrument, in person and acknowledged that **they** signed, sealed and delivered the same as **their** free and voluntary act, for the uses and purposes therein set forth, including the County of **Cook**, Illinois, on this **25th** day of **September** 19**72**.

8-19-73 Notary Public



American National Bank and Trust Company of Chicago
Box 221

For information only insert street address of above described property.

This space for affixing filers and Revenue Stamps

NO TAXABLE CONSIDERATION

22 452 434

END OF RECORDED DOCUMENT