

QUIT-GLAM

WARRANTY DEED IN TRUST

22 481 343

FORM 512 BNA FORM, INC., MILWAUKEE, WIS., U.S.A.

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor, HILDA HUPPERT, a spinster

of the County of COOK and State of ILLINOIS, for and in consideration of the sum of TEN and no/100 Dollars (\$ 10.00),

As an ~~aid~~ and of other good and valuable considerations, receipt of which is hereby duly acknowledged, Convey and ~~with~~ unto THE COSMOPOLITAN NATIONAL BANK OF CHICAGO, a corporation duly organized and existing as a national banking association under the laws of the United States of America, and duly authorized to accept and execute trusts within the State of Illinois, as Trustee under the provisions of a certain Trust Agreement, dated the 16th day of April 1973, and known as Trust Number 20672

the following described real estate in the County of COOK and State of Illinois, to-wit: Parcel 1: lots 1 to 11 both inclusive and Lots 16 to 19 both inclusive in Block 1 in Bureky's Subdivision of Lots 2, 3, 6, 7, 10, 11, 14, and 15 in Block 16 in Linden Grove in the North West Quarter of Section 21, Township 38 North, Range 14 East of the Third Principal Meridian

ALSO Parcel 1a: All that part of the vacated North-South 16 Foot Public Alley lying East of and adjoining the East line of Lots 1 to 6 both inclusive lying West of and adjoining the West line of Lot 19 and lying North of and adjoining the South line of said Lot 19, produced West 16 Feet in Block 1 in Bureky's Subdivision aforesaid.

ALSO Parcel 2: Lots 17 to 20 both inclusive in Block 1 in DuBreuille Subdivision of Lots 1, 4, 5, 8, 9, 12, 13 and 15 in Block 16 in Linden Grove being a Subdivision of the West 35 Acres of the North 77 Acres and the South 90 Acres in the North West Quarter of Section 21, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

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, maintain, protect and subdivide said real estate or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision 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, 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, real estate and authorities vested in said Trustee, to donate, to dedicate, to mortgage, to lease, to 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 present or in 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 99 years, and to renew or extend leases upon any terms and for any period or periods of time and to same as a lease 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 to renew leases and options to purchase the whole or any part of the reversion and to contract respecting the manner of sale of the amount of present or future rentals, to purchase or to exchange said real estate, or any part thereof, for other real or personal property, and easements or charges of any kind, to release, convey or assign any right, title or interest in or about or appertaining 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 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, or any successor in trust, in relation to said real estate, or to whom said real estate or any part thereof shall be conveyed, rented or money borrowed or advanced on said real estate, or be obligated 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 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 Register of Deeds of this county) 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 and in all amendments thereof, if any, and binding upon all beneficiaries thereunder, (c) that said Trustee, or any successor in trust, was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument and (d) that the conveyance in the title, estate, rights, powers, authorities, duties and obligations of its, his or their predecessor in trust, shall have been properly appointed and duly vested with all the title, estate, rights, powers, authorities, duties and obligations of its, his or their predecessor in trust. This conveyance is made upon the express understanding and condition that neither The Cosmopolitan National Bank 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 the said real estate or 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, in any and all such liability being hereby expressly waived and released. Any contract, obligation or indebtedness incurred or entered into by a Trustee in connection with said real estate may be entered into by it in the name of the then beneficiaries under said Trust Agreement as their attorney-in-fact, hereby irrevocably 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, etc. in 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 whatsoever and whatsoever shall be charged with and bound by the terms and conditions 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, avails and proceeds arising from the sale or 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 as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid, the intention hereof being that said The Cosmopolitan National Bank of Chicago the entire legal and equitable title in fee simple, in and to all of the real estate above described. In the certificate of title or duplicate thereof, or memorial, or record, the Registrar of Titles is hereby directed not to register or note similar interests, in accordance with the statute in such case made and provided, and said Trustee shall not be required to produce the said Agreement or a copy thereof, or any extracts therefrom, at evidence that any transfer, charge or other dealing involving the registered lands is in accordance with the true intent and meaning of the trust. And the said grantor hereby expressly waives and releases all 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 10th day of September 1973

(SEAL) Hilda Huppert (SEAL) Notary Public

State of ILLINOIS, I, PAT POCIASK, a Notary Public in and for said County, in County of COOK, the state aforesaid, do hereby certify that HILDA HUPPERT, 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 12th day of September 1973

Notary Public 6601-25 S. Halsted Street and 723 W. 66th St. (S.E. corner of South Halsted St. and West 66th St.) Chicago, Illinois

This space for official address and Revenue Stamp

Do Not Deliver RETURN TO Transfer Desk

THE COSMOPOLITAN NATIONAL BANK OF CHICAGO

101 NORTH CLARK STREET CHICAGO, ILLINOIS

Document Number 22 481 343

UNOFFICIAL COPY

*Richard R. Wilson*

RECORDER OF DEEDS  
COOK COUNTY 10563

1973 SEP 18 SEP-18-79 1786027 • 22481343 • A — Rec 7.00



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DELIVER TO  
OSTAPA

Name: CHICAGO TITLE AND TRUST COMPANY  
Address: 111 WEST WASHINGTON  
City: CHICAGO, ILLINOIS 60602  
ATTN: \_\_\_\_\_

H. K. Wilson  
Escrow Dept  
105633

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