

QUIT CLAIM WARRANTY DEED IN TRUST

Shirley R. Olson

RECORDING OFFICE COOK COUNTY ILLINOIS

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FORM 675 BANK FORM, INC.

THIS INDENTURE WITNESSETH, That the Grantor, Annette S. Anast, 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), in hand paid to her by good and valuable considerations, receipt of which is hereby duly acknowledged, Convey, sell and warrant unto MIDWEST BANK AND TRUST COMPANY, a banking corporation duly organized and existing as a banking corporation under the laws of the State of Illinois, and duly authorized to accept and convey trusts with the State of Illinois, as Trustee under the provisions of a certain Trust Agreement, dated the 28th day of August 1973, and known as Trust Number 73-28-1133, the following described real estate in the County of Cook and State of Illinois, to-wit:

Lot Twenty Four in Block Seventeen in Westwood, being Mills and Sons Subdivision in the West half of Section Twenty five, Township Forty North, Range Twelve, East of the Third Principal Meridian, in Cook County, Illinois

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SUBJECT TO

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 and 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 or any part thereof, 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 devote, to dedicate, to grant, lease 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 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, 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 same of fixing the amount of present or future rentals, to partition or 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 connected with said real estate or any part thereof, and to do all and every act with said real estate and every part thereof in all other ways and for such other purposes and considerations as it would be lawful for any person owning the same to do with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

This conveyance is made upon the express understanding and condition that neither The Midwest Bank and Trust Company, individually or as Trustee, nor its successor or successors in trust shall incur any personal liability or be subjected to any action, 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 in or about 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, obligations or indebtedness incurred or contracted by the Trustee in connection with said real estate may be entered into by it in the name of the then beneficiaries under said Trust Agreement or its attorneys-in-fact, hereby irrevocably appointed for such purpose, 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 whatsoever and whatsoever shall be charged with notice of this condition from the date of the filing for record of this deed.

The interest of such every beneficiary hereunder and under said Trust Agreement and of all persons claiming under the same 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 the 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 to vest in said Trust Agreement and Trust Company the entire legal and equitable title in fee simple, in and to all of the real estate above described, and if the title to any of the above real estate is now or hereafter registered, the Registrar of Titles is hereby directed not to register or to file 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 said Trustee shall not be required to produce or file a copy of said Trust Agreement or a copy thereof, or any extracts therefrom, as evidence that any transfer, charge or other dealing involving the registered land is in accordance with the true intent and meaning of the trust.

And the said grantor hereby expressly waives, releases, and conveys, 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 28th day of August 1973. Annette S. Anast

State of Illinois, I, Robert Figaralli, a Notary Public in and for said County, in County of Cook, do hereby certify that Annette S. Anast



personally known to me to be the same person, who being 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 notary seal this 28th day of August 1973.

GRANTOR'S ADDRESS: Midwest Bank and Trust Company, 1606 N. Harlem Avenue, Elmwood Park, Illinois. 2909 N. 76th Court, Elmwood Park, Illinois. For information only insert street address of above described property.

Exempt under provisions of Paragraph E, Section 4, Real Estate Transfer Tax Act. 9/29/73 J. Spindall Mayor, Officer or Representative

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END OF RECORDED DOCUMENT