

UNOFFICIAL COPY

Handwritten initials and scribbles



COOK COUNTY, ILLINOIS
QUIT CLAIM FILED FOR RECORD
DEED IN TRUST NOV 23 '73 10 00 AM

22 552 524

Handwritten signature
RECORDED BY DEEDS

*22552524

Form 359 R 4/72

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor
ALEX NIXON and ANNIE MAE NIXON, his wife

of the County of **Cook** and State of **Illinois** for and in consideration of **Ten & no/100** Dollars, and other good and valuable considerations in hand paid, Convey and Quit Claim unto the **CHICAGO TITLE AND TRUST COMPANY**, a corporation of Illinois, whose address is 111 West Washington Street, Chicago, Illinois 60602, as Trustee under the provisions of a trust agreement dated the **23rd** day of **October** 19 **73**, known as Trust Number **63223** the following described real estate in the County of **Cook** and State of Illinois, to-wit:

The East 15 feet of Lot 30 and the West 13 feet of Lot 31 in Block 12 in Lambert Trees Subdivision of the West half of the Northwest Quarter of Section 14, Township 39 North, Range 13 East of the Third Principal Meridian in Cook County, Illinois

Handwritten vertical text: 627295-0

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 improve, manage, protect and subdivide said premises or any part thereof, to dedicate parks, streets, highways or alleys and to convey any subdivision or part thereof, and to redivide said property as often as desired, in 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 each successor or successors in trust all of the title, estate, powers and authorities vested in said trustee, to donate, 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 of the trustee, by lease to commence in the present or future, and upon any terms and for any period or periods of time, not exceeding in the case of any single lease the term of 99 years, and to renew or extend leases upon any terms and for any period or periods of time and to make changes 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, lease 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 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, convey or assign any right, title or interest in or about or appurtenant to said premises or any part thereof, and in 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 do 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 a 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 act of every person relying upon or claiming under any such conveyance, lease or other instrument shall be conclusive evidence in favor of the trust created by this indenture and by said trust agreement was in full force and effect, 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, authorities, duties and obligations of the trustee or trustee 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, 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 in 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 the said grantor, hereby expressly waives and releases any and all right or benefit under any law or statute in force in the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise, by virtue of any and all

In Witness Whereof, the grantor, **Alex Nixon** and **Annie Mae Nixon** hereunto set their hands and seals this **29th** day of **October** 19 **73**.

WITNESSES TO MARK OUR SAILS:
ALEX NIXON (Seal) *[Signature]* (Seal)
ANNIE MAE NIXON (Seal) *[Signature]* (Seal)

NO TAKABLE CONSIDERATION

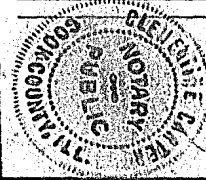
This space for affixing Stickers and Revenue Stamp

500

22 552 524

State of **Illinois** County of **Cook** ss. **CLEMENTINE CARTER**, Notary Public in and for said County, in the state aforesaid, do hereby certify that **ALEX NIXON and ANNIE MAE NIXON**

personally known to me to be the same person whose name 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. Given under my hand and official seal this **5th** day of **November** 19 **73**



[Signature]
Notary Public

After recording return to:
CHICAGO TITLE AND TRUST COMPANY
Land Trust Department
111 West Washington Street, Chicago, Ill. 60602
or
Box 599 (Cook County only)

For information only (insert street address of above described property)

END OF RECORDED DOCUMENT