

UNOFFICIAL COPY

15-17

DEED IN TRUST

22 631 693

QUIT CLAIM

The above space for recorder's use only

REC-62-87-883H

THIS INDENTURE WITNESSETH. That the Grantor Karl L. Felbinger

of the County of Cook and State of Illinois for and in consideration of Ten (\$10.00) dollars, and other good and valuable considerations in hand paid, Conveys and Quit Claims unto FIRST ARLINGTON NATIONAL BANK OF ARLINGTON HEIGHTS, ILLINOIS, a National banking association, its successor or successors, as Land Trustee under a trust agreement dated the 31st day of December 19 73 known as Land Trust Number 388 the following described real estate in the County of Cook and State of Illinois, to-wit:

Lots 2 and 4 in Mayfair Industrial Park, Unit 2, being a Subdivision in the West Half of Section 22, Township 41 North, Range 11, East of the Third Principal Meridian according to the plat thereof recorded in the Office of the Recorder of Deeds on December 19, 1973 as Doc. No. 22575818, in Cook County, Illinois,

Subject to Current general taxes, easements, conditions and restrictions of record.

5.00

Transaction exempt under provisions of paragraph e, Section 4 of the Real Estate Transfer Tax Act. hereinafter called "the real estate."

TO HAVE AND TO HOLD the real estate with its appurtenances upon the trusts and for the uses and purposes herein and in the Trust agreement set forth.

Full power and authority is hereby granted and trustee to subdivide and resubdivide the real estate or any part thereof; to dedicate parks, streets, highways or easements; to vacate any subdivision or part thereof; to execute contracts to sell or exchange, or execute grants of options to purchase, to execute contracts to sell on any terms, to convey either with or without consideration; to convey the 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, power and authorities vested in the trustee; to donate, to dedicate, to mortgage, or otherwise encumber the real estate, or any part thereof; to execute leases of the real estate, 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, and to execute renewals or extensions of leases upon any terms and for any period or periods of time and to execute amendments, changes or modification of leases and the terms and provisions thereof at any time or times hereafter; to execute contracts to make leases and to execute options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to execute contracts respecting the manner of fixing the price of purchase of the real estate or any part thereof; to execute contracts to release, convey or assign any title or interest in or about the premises appurtenant to the real estate or any part thereof, and to deal with the title to 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 title to the real estate to deal with it, whether similar or different from the ways above specified and at any time or times hereafter.

In no case shall any party dealing with said trustee in relation to the real estate, or to whom the real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by the trustee, be allowed to see to the application of any purchase money, rent or money borrowed or advanced on the real estate, or be obliged to see that the terms of the trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of the trustee, or be obliged or privileged to inquire into any of the terms of the trust agreement; and every deed, trust deed, mortgage, lease or other instrument executed by the trustee in relation to the 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 herein and by the 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 herein and in the trust agreement or in any amendments thereof and binding upon all beneficiaries, (c) that the 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 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 its, his or their predecessor in trust.

The interest of each beneficiary under the trust agreement and of all persons claiming under them or any of them shall be only in the possession, earnings, and the avails and proceeds, arising from the sale, mortgage or other disposition of the real estate, and such interest is hereby declared to be personal property, and no beneficiary shall have any title or interest, legal or equitable, in or to the real estate as such, but only an interest in the possession, 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 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 his hand and seal this 31st day of December 19 73

Karl L. Felbinger (SEAL) (SEAL)

This document was prepared by Karl L. Felbinger, 2344 N. Cicero Ave. Chicago, Ill.

This space for filing index and Revenue Stamp

NO TAXABLE CONSIDERATION

Document Number

22 631 693

UNOFFICIAL COPY

STATE OF ILLINOIS }
COUNTY OF COOK }

ss. I, Marlene J. Cnota

a Notary Public, in and for said County, in the State aforesaid, do hereby certify that
Karl L. Felbinger

_____ who is
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
he signed, sealed and delivered the said instrument as his
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 31st day
of December 19 73

Marlene J. Cnota
Marlene J. Cnota,



COOK COUNTY, ILLINOIS
FILED FOR RECORD
FEB 19 12 43 PM '74

Shirley R. Olson
RECORDS CLERK
*22631693

LAND TRUST No. _____
DEED IN TRUST
KARL L. FELBINGER
TO
FIRST ARLINGTON
NATIONAL BANK
LAND TRUSTEE
Arlington Heights, Illinois
Name: Felbinger, Inc
Address: 2344 N Cicero Ave
City: Chicago, Ill 60641
Cook Co. 533

END OF RECORDED DOCUMENT