

DEED IN TRUST

61-83-166C

Unit C

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The above space for recorder's use only

THIS INDENTURE WITNESSETH, THAT THE GRANTOR, LOLA DONOFRIO, 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, and of other good and valuable considerations, receipt of which is hereby duly acknowledged, Convey and Warrant unto AMALGAMATED TRUST & SAVINGS BANK, an Illinois banking corporation as Trustee under the provisions of a certain Trust Agreement, dated the First day of December, 1973, and known as Trust Number 2567, the following described real estate in the County of Cook and State of Illinois to wit: Street address: 310 South Halsted Street, Chicago, Illinois.

Legal description:

Lot 3 in Block 20 of Duncan's addition to Chicago, being a Subdivision of the East 1/2 of the North East 1/4 of Section 17, Township 39 North, Range 14 East of the Third Principal Meridian

Name: T & T Escrow
Address: 11 W Washington
City: Chicago, Ill. Attn: L Harris #1914

500

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Form 104 R 5/72

TO HAVE AND TO HOLD the said real estate with the appurtenances, upon the trusts, and for the use and purposes upon the limitations set forth in said Trust Agreement.

Full power and authority consistent with the above described Trust Agreement is hereby granted to said Trustee to improve, manage, protect and subdivide said real estate or any part thereof, to dedicate, make, streets, highways or alleys and to resubdivide said real estate as often as desired, to contract to sell, to grant options to sell, to convey either with or without consideration, to convey said real estate or any part thereof to a successor of 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, in lease said real estate, or any part thereof, from time to time, in possession or reversion, by lease to commence in the future, and upon any terms and for any period or periods of time, not exceeding one (1) year in the case of any single lease the term of 99 years, and to lease or sublease upon any terms and for any period or periods of time and to amend, change or modify leases and the terms and provisions thereof at any time or from time to time, to grant options to lease and to grant options to renew leases and options to purchase the whole or any part of the real estate, to contract to purchase the whole or any part of the real estate, to partition or to subdivide said real estate, or any part thereof, for other than personal purposes, to grant easements or charges of any kind, to release, waive 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 in whom said real estate of any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said Trustee, or any successor in trust, be obliged to see to the application of any proceeds of any sale or conveyance of said real estate, or any part thereof, or to see that the terms of this trust have been complied with, or to be bound by any such application, or to be bound by any such conveyance, or to be bound or privileged to inquire into any of the terms of said Trust Agreement and every deed, trust deed, mortgage, lease or other instrument made 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) who in good faith acquires an interest in said real estate 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 laws, conditions and limitations contained in this indenture and in said Trust Agreement or in all amendments thereof, if any, and binding upon all persons claiming under it, and (c) that said Trustee, or any successor in trust, was duly authorized and empowered to execute and deliver every deed, trust deed, 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 are duly appointed and are fully vested with all the title, estate, rights, powers, authorities, duties and obligations of the Trustee or their predecessors in trust.

This conveyance is made upon the express understanding and conditions that neither Amalgamated Trust & Savings Bank individually or as Trustee, nor its successors or assigns in trust shall incur any personal liability or be subjected to any claim, judgment or decree for anything done by them or by their agents or attorneys may do or omit to do in or about the said real estate or under the provisions of this Deed of said Trust Agreement or any amendment thereto, or for injury to person or property happening in or about the said real estate, and all such liability being hereby 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 in the name of the Trustee or its agents or attorneys or its successors or assigns in trust, 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 whatever 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 income, profits 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 as set forth in earnings, profits and proceeds therefrom as a beneficiary, the interest herein being to vest in said Amalgamated Trust & Savings Bank, 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 Register of Titles is hereby directed not to register or file 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 covenants, warrants and releases and all right 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, aforesaid has hereunto set her hand and seal this First day of December, 1973.

[Signature of Lola Donofrio]

STATE OF ILLINOIS JO ANN MELTZER a Notary Public in and for said County of COOK, in the State aforesaid, do hereby certify that LOLA DONOFRIO, a spinster,

personally knows me to be the same person whose name is she 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 purpose and intent therein expressed, including the release and waiver of the right of homestead.

GIVEN under my hand and seal this 1st day of October, 1973. My commission expires Oct. 5, 1976.

Mail to: Amalgamated Bank, 100 S. STATE ST., CHICAGO, ILL. 60603 Attention: TRUST DEPARTMENT

THIS INSTRUMENT WAS PREPARED BY: BERNARD DAVIS, 19 SOUTH LASALLE ST, CHICAGO ILL 60603

NO TAXABLE CONSIDERATION

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UNOFFICIAL COPY

COOK COUNTY, ILLINOIS
FILED FOR RECORD

FEB 28 '74 2 23 PM

William H. Olson
RECORDING FOR DEEDS

#22641613

Property of Cook County Clerk's Office

END OF RECORDED DOCUMENT