

22 642 268

This Indenture Witnesseth, That the Grantor MARGARET E. PHELPS, Divorced  
and not remarried

of the County of Cook and State of Illinois for and in consideration  
of TEN and no/100 (\$10.00) \* \* \* \* \* Dollars,  
and other good and valuable considerations in hand paid, Conveya and Warranta unto HYDE PARK BANK AND  
TRUST COMPANY, a corporation of Illinois, as Trustee under the provisions of a trust agreement dated the  
28th day of February, 1974, and known as Trust Number 313  
the following described real estate in the County of Cook and State of Illinois, to-wit:

Lot 21 (except the North 8 feet thereof) and the North 13 feet  
of Lot 22 in Block 5 in L. A. Ostrom's Resubdivision of the East  
half of the East half of the North West quarter of Section 36,  
Township 38 North, Range 14, East of the Third Principal Meridian,  
Cook County, Illinois.

Exempt under provisions of Paragraph E, Section 4,  
Real Estate Transfer Tax Act.  
2/28/74 Nathan Chertkow  
Date Buyer, Seller or Representative

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the uses and purposes herein 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 vacate any subdivision or part thereof and to resubdivide said property as often as desired, to contract to sell, to sell on any terms, to convey either with or without consideration, to donate, to dedicate, to mortgage, pledge or otherwise encumber, to lease said property, or any part thereof, from time to time, by leases to commence in present or in futuro, and upon any terms and for any period or periods of time not exceeding 99 years, and to renew or extend leases 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 times hereafter; 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 said premises and to 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 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, to whom said premises, or any part thereof, shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, and in no case shall any party dealing with said trustee in relation to said premises, 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 this trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of said trustee, or be privileged or obliged to inquire into any of the terms of said trust agreement.

The interest of each and every beneficiary hereunder and of all persons claiming under them, is hereby declared to be personal property and to be in the earnings, avails and proceeds arising from the disposition of the premises; the intention hereof being to vest in the said HYDE PARK BANK AND TRUST COMPANY the entire legal and equitable title in fee, in and to all of the premises above described.

And the said grantor hereby expressly waive and release 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 28th day of February, 1974

No taxable consideration.  
ADDRESS OF PROPERTY: 8152 S. JEFFERY AVE. CHICAGO, ILL  
Margaret E. Phelps (SEAL)  
Margaret E. Phelps (SEAL)

Exempt under provisions of Paragraph E, Section 4,  
Real Estate Transfer Tax Act.  
2/28/74 Nathan Chertkow (SEAL)  
Date Buyer, Seller or Representative

THIS INSTRUMENT PREPARED BY NATHAN CHERTKOW, ATTORNEY AT LAW  
1525 EAST 53 STREET  
CHICAGO, ILL

22 642 268

311 S A F E I Y M I C H I G A N

UNOFFICIAL COPY

RECORDER OF DEEDS  
COOK COUNTY ILLINOIS

*Edith R. Olson*

1974 MAR 1 AM 11 49  
MAR-1 -74 -7 6 4 2 4 2

22642268 - A - Rec

5.10

State of Illinois } ss.  
County of Cook }

NATHAN CHERTKOW

a Notary Public in and for said County, in the State aforesaid, Do Hereby Certify,

That MARGARET E. PHELPS, DIVORCED  
AND NOT REMARRIED

personally known to me to be the same person whose name IS sub-  
scribed 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 28<sup>TH</sup> day of

FEBRUARY

A.D. 1974

*Nathan Chertkow*

Notary Public.



22642268



BOX

TRUST No.

DEED IN TRUST  
(WARRANTY DEED)

TO  
HYDE PARK BANK  
AND TRUST COMPANY  
TRUSTEE

MAIL TO

HYDE PARK BANK AND TRUST COMPANY  
1525 E. 53rd St.  
Chicago, ILL. 60615

END OF RECORDED DOCUMENT