

22 692 890

DEED IN TRUST (Warranty Deed)

Form 402 - 7-54 - 1 M

This Indenture Witnesseth, That The Grantor S...

JAMES E. WAGNER and JANICE WAGNER, his wife
of the County of Cook and State of Illinois
***** T.E.N.***** Dollars
and other good and valuable considerations in hand paid, Convey, and Warrant unto THE LAWNDALE TRUST AND SAVINGS BANK located in the City of Chicago, County of Cook and State of Illinois, a corporation duly organized and existing under and by virtue of the laws of the State of Illinois, as Trustee under the provisions of a trust agreement dated the 24th day of October 1972, and known as Trust Number 5992, the following described real estate in the County of Cook and State of Illinois, to-wit:

Parcel 1: Lot 17 in H.d. Walker's Subdivision of East half of Block 16 South of Alley of S.J. Walker's Subdivision of Part of South of Canal of Northwest Quarter of Section 31, Township 39 North, Range 14 East of the Third Principal Meridian. Perm. Index #17 31 108 019

Parcel 2: Lot 4 in Baker's Resubdivision of Block 19 in Walsh and McMullen's Subdivision of South 3/4 of Southeast Quarter of Section 20, Township 39 North, Range 14, East of the Third Principal Meridian. Perm. Index # 17 20 431 012

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trust as a 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 vacate any subdivision or part thereof and to subdivide said property as often as desired, to 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 grant to such a successor or successors in trust all of the title, estate, powers and authorities vested in said trustee, to donate, to dedicate, to mortgage, to lease, or otherwise encumber said property, or any part thereof, to lease said property, or any part thereof, from time to time, in possession or reversion, by leases to commence in present or in futuro, 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, to amend, change or modify leases and the terms and provisions thereof at any time or times hereafter, to contract to make leases and 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 manner of fixing the amount of present or future rentals, 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 out of easement appurtenant to said premises or any part thereof, 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 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 this 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 deed, trust deed, mortgage, lease or other instrument executed by said trustee in relation to said 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 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 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 its, his or their predecessor 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 as such, 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 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 S. E. aforesaid has hereunto set their hands and sealed this 15th day of April 1974

James E. Wagner [Signature]
Janice Wagner [Signature]

Prepared by: John A. Marr, Lawndale Trust and Savings Bank
Grantees Address: 3333 W. 26th Street, Chicago, Illinois

No Taxable Consideration

22 692 890

UNOFFICIAL COPY

1974 APR 23 AM 9 10

RECORDED IN DEED,
COOK COUNTY ILL.

STATE OF ILLINOIS }
COUNTY OF COOK }

APR-23-74 790304 22692890 - A --- Rec 7.00

I, Marie Martinez, a Notary Public
in and for said County, in the State aforesaid, DO HEREBY CERTIFY,
That James Wagner and Janica Wagner



personally known to me to be the same persons, whose names are
subscribed to the foregoing instrument, appeared before me this day in
person and acknowledged that he 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 Notarial Seal, this 15th
day of April, A. D. 1974

Marie Martinez
NOTARY PUBLIC

7.00

22692890

BOX 624

Trust No.

DEED IN TRUST
(WARRANTY DEED)

to
**The Lawndale Trust and
Savings Bank**
Trustee

**The Lawndale Trust and
Savings Bank**
3333 WEST 26th STREET
CHICAGO, ILLINOIS

END OF RECORDED DOCUMENT