

63-03-064

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This Indenture Witnesseth, That the Grantor,

MICHAEL J. KRALOVEC, a bachelor

of the County of Cook and State of Illinois, for and in consideration of the sum of Ten and no/100ths Dollars (\$ 10.00), in hand paid, and of other good and valuable considerations, receipt of which is hereby duly acknowledged, Convey and Quit-Claim unto CENTRAL NATIONAL BANK IN CHICAGO, a corporation duly organized and existing as a national banking association under the laws of the United States of America, and duly authorized to accept and execute trusts within the State of Illinois, as Trustee under the provisions of a certain Trust Agreement, dated the 2th day of April 1974, and known as Trust Number 20534 the following described real estate in the County of Cook and State of Illinois, to-wit:

See Exhibit "A" which is appended hereto and is by reference incorporated herein.

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SUBJECT TO

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

Full power and authority is hereby granted to said Trustee to improve, manage, protect and subdivide said real estate or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to redivide said real estate as often as desired, to contract to sell, to grant options to purchase, to sell or any other way, to convey either with or without consideration, to convey any real estate or any part thereof to a successor or successors in trust as if 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, to lease said real estate, or any part thereof, from time to time, in possession or reversion, by lease to commence in present or in futuro, and 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 contract to make leases and to 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 using the amount of present or future rentals, to partition or to exchange said real estate, 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 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 to whom said real estate or 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 purchase money, rent or money borrowed or advanced on said real estate, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the authority, 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, or any successor in trust, in relation to said real estate shall be conclusive evidence in favor of every person (including the Registrar of Titles of said county) 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 instrument was executed in accordance with the trusts, conditions and limitations contained in this Indenture and in said Trust Agreement or instrument was 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.

This conveyance is made upon the express understanding and condition that neither Central National Bank in Chicago, individually or as Trustee, nor its successor or successors in trust shall incur any personal liability or be subjected to any claim, judgment or decree for anything in or they or its or their agents or attorneys may do or omit to do in or about the said real estate or any part thereof or in connection with said real estate or any part thereof, or for injury to person or property happening in or about said real estate, any and all such liability being hereby expressly 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 by it in the name of the then beneficiaries under said Trust Agreement as if the Trustee in fact, hereby irrevocably appointed for such purposes, or as the action of the Trustee, in its own name, as Trustee of an express trust and not individually, (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 taxes and corporations whatsoever and whatsoever 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 earnings, avails 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 an interest in the earnings, avails and proceeds thereof as aforesaid, the intention hereof being to vest in said real estate in Bank in Chicago 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 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 15th day of April 1974

Address of Grantee: CENTRAL NATIONAL BANK IN CHICAGO 120 South La Salle Street Chicago, Illinois 60608

THIS INSTRUMENT WAS PREPARED BY HOWARD D. GALPER 88 N. LA SALLE STREET CHICAGO, ILLINOIS 60602

Michael J. Kralovec (SEAL)

Exempt under provisions of Paragraph d, Section 4, Real Estate Transfer Tax Act. Date 4/18/74 Buyer, Seller or Recipient E. J. S. [Signature]

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UNOFFICIAL COPY

That part of the Southeast quarter of the Southwest quarter of Section 24 and the Northeast quarter of the Northwest quarter of Section 25, both in Township 41 Range 10 East of the Third Principal Meridian described as follows: Commencing at the Southwest corner of the Southeast quarter of said Southwest quarter of Section 24; thence N 01-59-46 E along the West line of the Southeast quarter of the Southwest quarter aforesaid, 202.60 feet to the point of beginning; thence continuing N 01-59-46 E along said West line, 93.96 feet; thence S 88-00-14 E perpendicular to the last described course, 50.00 feet; thence S 01-59-46 W perpendicular to the last described course, 20.00 feet; thence S 88-00-14 E perpendicular to the last described course, 20.69 feet to a point of curvature; thence along a curve to the left, having a radius of 80.50 feet, convex Southeasterly, 36.32 feet (arc) to a point of tangency; thence N 67-56-28 E, tangent to the last described course, 156.70 feet to a point of curvature; thence along a curve to the right, having a radius of 139.00 feet, convex Northwesterly, 82.30 feet (arc) to a point of tangency; thence S 78-08-07 E, tangent to the last described course, 109.42 feet to a point of curvature; thence along a curve to the left, having a radius of 112.00 feet, convex Southeasterly, 47.98 feet (arc), to a point of tangency; thence N 77-19-15 E, tangent to the last described course 170.22 feet to a point of curvature; thence along a curve to the right, having a radius of 302.00 feet, convex Northwesterly, 75.98 feet (arc) to a point of tangency; thence S 88-15-50 E, tangent to the last described course, 159.52 feet to a point of curvature; thence along a curve to the left, having a radius of 213.00 feet, convex Southeasterly, 322.49 feet (arc) to a point of tangency; thence N 01-59-16 E, tangent to the last described course 98.36 feet to a point of curvature; thence along a curve to the left, having a radius of 192.00 feet, convex Northeasterly, 59.35 feet (arc) to a point on the curve whose tangent bears N 12-43-24 W; thence N 87-40-08 W on a non-radial line from the last described point, 91.73 feet; thence S 02-19-52 W perpendicular to the last described course, 55.16 feet; thence N 79-00-00 W, 765.64 feet; thence N 11-00-00 E, perpendicular to the last described course, 76.56 feet; thence N 25-51-18 W, 70.42 feet; thence N 21-25-08 E, 100.24 feet; thence S 68-34-52 E, perpendicular to the last described course 138.23 feet to a point of curvature; thence along a curve to the right, having a radius of 219.00 feet, convex Northeasterly, 281.20 feet (arc) to a point of tangency; thence S 04-59-16 W, tangent to the last described course, 98.36 feet to a point of curvature; thence along a curve to the right, having a radius of 240.00 feet, convex Southeasterly, 177.78 feet (arc) to a point of reverse curvature; thence along a curve to the left, having a radius of 20.00 feet convex Northwesterly, 28.95 feet (arc), to a point of tangency; thence S 35-30-00 E, tangent to the last described course 153.11 feet; thence N 89-39-31 E, 185.52 feet more or less to the East line of the Southeast quarter of the Southwest quarter of Section 24 aforesaid; thence S 01-54-45 W along said East line 242.26 feet more or less to the Southeast corner of the aforesaid Southeast quarter of the Southwest quarter of Section 24; thence S 89-39-31 W along the South line of the said Southwest quarter of Section 24, being also the North line of the Northwest quarter of Section 25, 27.57 feet; thence S 01-34-04 W parallel with the East line of the Northwest quarter of Section 25, 126.00 feet; thence S 89-39-31 W, parallel with the North line of the Northwest quarter of Section 25 aforesaid, 641.50 feet; thence N 01-34-04 E, parallel with the East line of the Northwest quarter of Section 25, 60.00 feet; thence S 89-39-31 W parallel with the North line of the Northwest quarter of Section 25, 353.56 feet; thence N 00-20-29 W, perpendicular to the last described course, 79.57 feet; thence N 34-30-00 W, 21.06 feet; thence N 84-17-23 W, 135.47 feet; thence N 05-42-37 E, perpendicular to the last described course, 191.04 feet to a point of curvature; thence along a curve to the left, having a radius of 25.00 feet convex Northeasterly, 51.39 feet (arc) to a point of tangency; thence S 67-56-25 W tangent to the last described course, 91.45 feet; thence S 01-59-46 W, 26.93 feet; thence N 88-00-14 W, perpendicular to the last described course 50.00 feet more or less to the point of beginning, all in Cook County, Illinois and containing 12.529 acres.

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EXHIBIT "A"

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STATE OF ILLINOIS
COUNTY OF COOK

ss.

I, NAOMA JANTZ

a Notary Public in and for said County, in the State aforesaid, do hereby certify that
MICHAEL J. KRATOVEC, a bachelor

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 15th
April A. D. 1974

My commission expires Jan 30, 1977



COOK COUNTY, ILLINOIS
FILED FOR RECORD
APR 23 '74 2 03 PM

Richard R. Olson
RECORDER OF DEEDS

*22693688

Dead in Trust

QUIT CLAIM DEED

TO
CENTRAL NATIONAL BANK
IN CHICAGO
TRUSTEE

END OF RECORDED DOCUMENT