UNOFFICIAL COPY

QUIT CLAIM
~~WARRANTY~~ DEED IN TRUST

COOK COUNTY, ILLINOIS
FOR RECORD

JUN 3 '74 1 45 PM

22 735 601

*22735601

RECORDER OF DEEDS

THIS INDENTURE WITNESSETH, That the Grantor
ANNETTE S. ANAST, 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 s and ~~Warrant~~ Quit Claims unto MIDWEST BANK AND TRUST COMPANY, a banking corporation duly organized and existing as a banking corporation under the laws of the State of Illinois, and duly authorized to accept and execute trusts with the State of Illinois, as Trustee under the provisions of a certain Trust Agreement, dated the 26th day of March 19 74, and known as Trust Number 74-03-1235, the following described real estate in the County of Cook and State of Illinois to-wit:

Lot 16 in Block 3 in Salinger Hubbard's Kenilworth Boulevard Addition to Oak Park, being a Subdivision of the East Half of the Northwest Quarter of Section 6, Township 39 North, Range 13, East of the Third Principal Meridian in Cook County, Illinois.

This instrument prepared by:
Anthony J. Diario
Midwest Bank and Trust Company
1606 North Harlem Avenue
Elmwood Park, Illinois 60635

5.00

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 in 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 resubdivide said real estate 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 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, 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 leases to commence in presenti or in future, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 198 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 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 fixing 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 easement 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, in any agreement 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, 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, that such conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this Indenture and said Trust Agreement or in all amendments thereof, if any, and binding upon all beneficiaries thereunder, that said Trustee, or any successor in trust, was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument, and 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.

This conveyance is made upon the express understanding and condition that neither the Beneficiary or Beneficiaries before named, nor any of the Trustees, shall have any power, right, title or interest in or to said real estate, but the same is conveyed to said Trustee in trust only for the purpose of holding the legal title thereof, and of conveying the same in accordance with the terms of said Trust Agreement or any amendments thereto, or of protecting the title to said real estate, and all such liability being hereby expressly waived and released, and that the entire liability of said Trustee, or any successor in trust, under any and all of the covenants, obligations and conditions which may be entered into by said Trustee in connection with said real estate, may be satisfied out of the trust estate, but no further.

If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is hereby directed not to enter upon the register hereof any conveyance, encumbrance, or other voluntary alienation, except a lease or mortgage, unless the same shall contain a memorandum hereof, and shall state that such conveyance or other alienation is made subject to the trusts and conditions of this Indenture and of said Trust Agreement and of all amendments thereof, if any, and binding upon all beneficiaries thereunder, and that said Trustee, or any successor in trust, was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument, and 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.

In Witness Whereof, the grantor aforesaid has hereunto set her hand and seal this 28th day of March 19 74.

Annette S. Anast (Seal)
(Seal)

State of Illinois
County of Du Page

I, Barbara Love, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Annette S. Anast, a spinster, 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 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 official seal, this 23rd day of May 19 74.

Commission expires

Notary Public

Exempt under provisions of Paragraph Section 4 Real Estate Transfer Tax Act.

5/23/74
Date

Buyer, Seller or Representative

Stamps Revenue and Transfer Stamps Affixed and Cancelled

CONSIDERATION

22 735 601

Grantee's Address:
Midwest Bank and Trust Company
1606 N. Harlem
Elmwood Park, Illinois

1222 N. Woodbine, Oak Park, Ill.
For information only insert street address of above described property

BOX 533

END OF RECORDED DOCUMENT

Property of Cook County Clerk's Office