

22 738 315

Warranty Deed in Trust, Individual

This Indenture Witnesseth, That the Grantor

JOSEPH G. SIMON, a widower and not remarried

of the County of Cook and State of Illinois for and in consideration of

Ten and no/100 Dollars, (\$10.00)

and other good and valuable considerations in hand paid, Convey and Warrant unto SAUVAGE BANK

SAUVAGE BANK, a corporation of Illinois; as trustee under the provisions of a trust agreement dated this 8th

day of February 19 74, known as Trust Number 11-1664, the following described real estate in the County of Cook and State of Illinois, to wit:

The North 40 feet of Lot 36 in Block 12 in the Resubdivision of Block 12 and 12 in Whitford's South Chicago Subdivision of the East Fractional Half of the Northwest Quarter of Section 20, Township 37 North, Range 15, East of the Third Principal Meridian

(Address of grantee--900 Commercial Avenue, Chicago, Illinois)

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trust 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 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 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 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 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 term of years and upon any term and to extend leases upon any term, to amend, change or modify leases and the terms and provisions thereof at any time or times, to execute and to contract to execute, it 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 about or 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 by the trustee and by said trustee was in full force and effect; (b) that such conveyance or other instrument was duly authorized and empowered to execute and deliver; and (c) that said trustee was duly authorized and empowered to execute and deliver; and (d) if the conveyance is made to a successor or successors in trust, that said trustee and said successors are fully vested with all the title, estate, rights, powers, authorities, duties and liabilities which said trustee would have if he were the owner of the premises.

No person claiming under them or any of them shall be only in the earnings of said real estate, and such interest is hereby declared to be personal property, and not real estate, and such interest shall be subject to attachment, execution, or to said real estate as such, but only an interest in the earnings.

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 word 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, Joseph G. Simon, hereunto set his hand and seal this 8th day of February, 19 74.

Joseph G. Simon
SEAL

THIS INSTRUMENT WAS PREPARED BY
George L. McCabe
9226 Commercial Avenue
Chicago, Ill. 60617

NO TAXABLE CONSIDERATION

22 738 315

UNOFFICIAL COPY

STATE OF ILLINOIS
COUNTY OF COOK

1974 JUN 5 11 18 AM '74

RECORDER OF DEEDS
COOK COUNTY ILLINOIS

JUN-5-74 811754 22738315 A Rec 5.00

I, NORMA YOUNGSTROM

a Notary Public in and for and residing in said County, in the State aforesaid, do
HEREBY CERTIFY THAT JOSEPH G. SIMON, a widower and
not remarried

who is personally known to me to be the same person is 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 11th day of

February A. D., 19 74

My Commission Expires Mar. 3, 1977

Norma Youngstrom
NORMA YOUNGSTROM
NOTARY PUBLIC
COOK COUNTY ILLINOIS



22738315

BOX NO. 242

TRUST NO. 112-1664

DEED IN TRUST
WARRANTY DEED

JOSEPH G. SIMON
TRUSTEE

South Chicago Savings Bank

South Chicago Savings Bank
2059 East 92nd Street
Chicago, Illinois 60617

Property of Cook County Clerk's Office