

63-03-219 M (292-12)

1728400 22 771 843

This Indenture Witnesseth, That the Grantor,

H. S. MCCRACKEN BOX AND LABEL CO., a corporation organized and existing under the laws of the State of Illinois

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, County Clerk and Warrant 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 1st day of January, 1974 and known as Trust Number 20396

the following described real estate in the County of Cook and State of Illinois, to-wit:

The South 8 feet of Lot 10 (except that part thereof condemned for widening Stewart Avenue) in Bond's Subdivision of Lots 1 and 2 in Block 1 in U. S. Bank Addition to Chicago in the North East 1/4 of Section 28, Township 39 North, Range 14 East of the Third Principal Meridian,

COOK (016) JUL 27 0019884

500.00

COOK CO. NO. 016 45945 STATE OF ILLINOIS REAL ESTATE TRANSFER TAX

SUBJECT TO general real estate taxes for the year 1973 and subsequent years.

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, maintain, protect and subdivide said real estate or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision on 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 leases to a 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, to lease to commence in present or in future, and upon any terms and for any period or periods of time, not exceeding in the case of any lease the term of 99 years, and to renew or extend leases upon any terms and for any period or periods of time and to amend, change, modify leases and the terms and provisions thereof at any time or times hereafter, to contract to make leases and to grant options to renew leases and options to purchase the whole or any part of the premises and to contract respecting the manner of fixing the amount of interest 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 encumber 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 verify 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, (b) that such conveyance or other instrument was executed in accordance with the trust, conditions and limitations contained in this Indenture and in said Trust Agreement or in all amendments thereof, if any, and binding upon all beneficiaries thereunder, (c) 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 (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 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 it or they or its or their agents or attorneys may do or omit to do in or about the said real estate or under the provisions of this Deed or said Trust Agreement or any amendment 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 their attorney-in-fact, hereby irrevocably appointed for such purposes, or at the election 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 persons and associations whomsoever 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 interest hereof being to vest in said Central National Bank in Chicago the entire legal and equitable title in fee simple, in and to all of the real estate above described.

None of the above real estate is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note any title or duplicate thereof, or memorial, the words "in trust," or "upon condition," or "with limitations," or words of similar import with the statute in such case made and provided.

I, the undersigned, hereby expressly waive and release any and all right or benefit under and by virtue of any and all statutes providing for the exemption of homesteads from sale on execution or otherwise.

Whereof, the grantor aforesaid has heretofore caused these presents to be its President and Secretary, and its corporate seal to this 31st day of May, 1974.



CENTRAL NATIONAL BANK IN CHICAGO

H. S. MCCRACKEN BOX AND LABEL CO., a corporation

BY J. F. Cookery

Manuel Solotke, Secretary

THIS DOCUMENT PREPARED BY: MANUEL SOLOTKE 11 South La Salle Street Chicago, Illinois 60603

22 771 843

UNOFFICIAL COPY

COOK COUNTY, ILLINOIS
FILED FOR RECORD

William K. Olson
RECORDER OF DEEDS

JUL 3 '74 12 44 PM

*22771843

STATE OF
COUNTY OF

ss.

I

a Notary Public in and for said County, in the State aforesaid, do hereby certify that

personally known to me to be the same person whose name subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that signed, sealed and delivered the said instrument as 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 _____ day of _____ A. D. 19 _____

Notary Public

My commission expires _____

STATE OF ILLINOIS)
COUNTY OF C O O K)

I, MANUEL SOLOTKE, hereby certify that J. F. COAKER, JR., President of H. S. McCracken Box and Label Co., an Illinois corporation, and BERTHA M. WIELEMBURG, Secretary of said corporation, are personally known to me to be the same persons whose names are subscribed to the foregoing instrument as said officers respectively, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their free and voluntary act, and on behalf of and as the free and voluntary act of said corporation, for the uses and purposes therein set forth; and that said Secretary did also then and there acknowledge that she, as the custodian of the corporate seal of said corporation, did affix the corporate seal of said corporation to said instrument as the Secretary's own free and voluntary act, and as on behalf and as the free and voluntary act of said corporation, for uses and purposes therein set forth.

Given under my hand and notarial seal this 31st day of _____, 1974.



Manuel Solotke
NOTARY PUBLIC
MANUEL SOLOTKE

MY COMMISSION EXPIRES *February 23, 1978*

BOX 333
TRUST NO. 20996

Lead in Trust

WARRANTY DEED
H. S. McCracken Box and Label Co.,
a corporation organized and
existing under the laws of the
State of Illinois,

TO
CENTRAL NATIONAL BANK
IN CHICAGO
TRUSTEE

FORM 807-016 (REV. 4/70)

END OF RECORDED DOCUMENT