

UNOFFICIAL COPY

WARRANTY DEED IN TRUST

COOK COUNTY, ILLINOIS
FILED FOR RECORD

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Form 2357 IM 3-71 L

JUN 19 1974 3 03 PM

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor DANIEL S. FOX, a widower not since remarried.

of the County of Cook and State of Illinois for and in consideration of Ten (\$10.00) Dollars, and other good and valuable considerations in hand paid, Conveys and warrants unto the LAKE VIEW TRUST AND SAVINGS BANK, a corporation of Illinois, as Trustee under the provisions of a trust agreement dated the 1st day of May 1974, known as Trust Number 3515, the following described real estate in the County of Cook and State of Illinois, to-wit:

LOT 9 IN BLOCK 1 IN OLIVER SALINGER AND COMPANY'S THIRD KIMBALL BOULEVARD ADDITION TO NORTH EDGEWATER, A SUBDIVISION OF PART OF THE WEST HALF OF THE NORTH EAST QUARTER OF SECTION 2, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Subject to: Covenants, conditions and restrictions of record and general taxes for 1973 and subsequent years.

THIS INSTRUMENT WAS PREPARED BY:

LEON C. WEXLER
111 West Washington Street
Chicago, Illinois 60602

TO HAVE AND TO HOLD the said premises with the appurtenances thereon to the trustee and for the uses and purposes herein and in said trust agreement as 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 streets, highways or alleys and to vacate any portion or part thereof, and to re-subdivide said property as often as desired, to contract to sell to grant options to purchase, to sell or 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, from time to time, in possession or reversion, by lease to commence in present or future, and upon any terms and for any period or periods of years, not exceeding in the case of any single demise the term of 99 years, and to renew or extend leases upon any terms and for any period or periods of years, 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 premises, to contract respecting the manner of doing 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 assessment 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, mortgaged or otherwise encumbered by said trustee, be obliged to see to the completion of any purchase money, rent or money borrowed or advanced on said premises, or be obliged to see that the terms of this deed 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 any part of such conveyance, lease or other instrument, (a) that the time of the delivery thereof, the trust created by this instrument and by the trust agreement was 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 some amendment thereto and binding upon all parties thereto, and (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 the title, his or their predecessors in trust.

The interests 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 interests shall be payable to the persons, property, and no beneficiary hereunder shall have any life 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 and the above and in law 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 releases, conveys and releases any and all right or benefit under and by virtue of and all interests in the State of Illinois standing in his name or in the name of his wife or other person.

In Witness Whereof, the grantor aforesaid has hereunto set his hand and seal on this 12 day of June 1974.

Daniel S. Fox (Seal)
DANIEL S. FOX (Seal)

State of Illinois, ss. I, the undersigned, a Notary Public in and for said County, in Cook County of the state aforesaid, do hereby certify that Daniel S. Fox, a widower not since remarried,

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 22 day of June 1974
Acen S. Shubert
Notary Public

GRANTEE:
Lake View Trust and Savings Bank
Box 146
3201 N. Ashland, Chicago, Ill.

6030 N. Drake, Chicago, Ill
For information only (prints street address of above described property).

136-9) 63-08-0321

CITY OF CHICAGO
DEPT. OF REVENUE
REAL ESTATE TRANSACTION TAX
REVENUE
CITY OF CHICAGO
COOK COUNTY
STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX

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END OF RECORDED DOCUMENT