

QUIT CLAIM
DEED IN TRUST

22 841 749

Form 35 (4/77)

The above space for recorder's use only

THIS INSTRUMENT WITNESSETH, That the Grantors SUZANNE KENNEDY, a widow, HAROLD BURKE and MARY K. BURKE his wife, and CHARLES E. LECHNER, a widower, AS SALE STAKEHOLDERS OF CHICAGO ELECTRICAL SUPPLY CO. of the County of COOK and State of Illinois for and in consideration of TEN AND NO/100 (\$10.00) Dollars, and other good and valuable considerations in hand paid, Convey and Quit Claim unto the CHICAGO TITLE AND TRUST COMPANY, a corporation of Illinois, whose address is 111 West Washington Street, Chicago, Illinois 60602, as Trustee under the provisions of a trust agreement dated the 11th day of July, 1974 known as Trust Number 64687 the following described real estate in the County of Cook and State of Illinois, to-wit:
Lots 9, 10, 11, 12 (except the South 1-1/4 inches), lots 14, 15, 16, 17 and North 11 feet of lot 18 (except that part of lots 14 to 18 lying East of a line 50 feet West of and parallel to East line of Section 7) in Sub Block 5 in Steele and Cochran's Subdivision of block 32 in Cook Trustee's Subdivision of Section 7, Township 39 North, Range 10 East of the Third Principal Meridian, commonly known as 410-420 North Ashland Avenue, Chicago, Illinois.

Exempt under provisions of Paragraph 1, Section 4, Real Estate Transfer Tax Act.
Date 7/18/74
Buyer, Seller or Notary Public
James F. Hynan, Notary Public

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the use 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 maintain the said premises or any part thereof, to dedicate paths, streets, highways or alleys and to vacate any subdivision or part thereof; and to remove 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 said trustee's 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 lease to commence in present or future, and to sell any lands and for any period or periods of time, not exceeding in the case of any single demise the term of 99 years, and to give or assign leases upon any lands and for any period or periods of time and to amend, change or modify leases and the terms and provisions thereof at any time. (b) hereinafter, 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 premises 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 premises or any part thereof, and to deal with said premises and every part thereof in all other ways as if 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 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 subjected to inquire into any of the terms of said trust agreement, and every benefit of every party dealing with said trustee or any other instrument executed by said trustee in relation to said real estate shall be conclusive, valid and binding upon all beneficiaries hereunder and (c) that said trustee was duly authorized and empowered to execute and deliver every such deed, mortgage, lease, deed, 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 its, his or their predecessors in trust.
The interest 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 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.
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 words of similar import, in accordance with the statute in such case made and provided.

And the said grantors hereby expressly sell, convey and release 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 grantors aforesaid have hereunto set their hands and seals this 11th day of July 1974
Harold E. Burke (Seal) Suzanne Kennedy (Seal)
Mary K. Burke (Seal) Charles E. Lechner (Seal)

State of ILLINOIS, JAMES F. HYNAN, Notary Public in and for said County, in County of COOK, SS. the state aforesaid, do hereby certify that SUZANNE KENNEDY, HAROLD J. BURKE, MARY K. BURKE and CHARLES E. LECHNER

This instrument was prepared by: James F. Hynan, Notary Public, 111 W. Washington St., Chicago, Illinois, State 2-0033
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 they signed, sealed and delivered the said instrument as their free and voluntary acts and purposes therein set forth, including the release and waiver of the right of redemption.
Given under my hand and notarial seal this 11th day of July 1974

James F. Hynan, Notary Public
410-420 North Ashland Avenue, Chicago, Illinois

After recording return to:
CHICAGO TITLE AND TRUST COMPANY
Land Trust Department
111 West Washington Street, Chicago, Ill. 60602
or
Box 533 (Cook County only)

22 841 749

Do Not Deliver
RETURN TO
Transfer Desk
370

UNOFFICIAL COPY

Edley R. Olson

RECORDER OF DEEDS
COOK COUNTY ILLINOIS

1974 SEP 9 PM 3 14

SEP--9-74 861288 • 22841749 • A — Rec

5.00

5.00

PAT 148 SS

Property of Cook County Clerk's Office

SEP 9 3 09 PM '74

Edley R. Olson
RECORDER OF DEEDS

2772621

DELIVER TO
James F. Downing
111 W. WASHINGTON ST.
CHICAGO, ILL. 60601

22841749

Do not deliver
RETURN TO
Transfer Desk
526048

890
826
373
IN DUPLICATE
2772621

TO: [Faint text]

DATE: [Faint text]

PAT 148 SS

END OF RECORDED DOCUMENT