

UNOFFICIAL COPY

COOK COUNTY, ILLINOIS

DEED IN TRUST

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FORM 14 51648 STUART-HOOVER COMPANY

The above space for recorder's use only

THIS INDENTURE WITNESSETH, that the Grantor, **BETTY HUNNIFORD**, a widow and not since remarried

of the County of **Cook** and State of **Illinois** for and in consideration of **Ten (\$10.00)** and no/100 --- Dollars, and other good and valuable considerations in hand paid, (conveys and unto **UNION NATIONAL BANK OF CHICAGO**, a National Banking Association of Chicago, Illinois, as Trustee under the provisions of a trust agreement dated the 8th day of March 1974, known as Trust Number 2164, the following described real estate in the County of **Cook** and State of **Illinois**, to-wit:

Lot Twenty five (25) in Block Forty nine (49) in S. E. Gross' 4th Addition to Dauphin Park, being a Subdivision of the North half (1/2) of the North East Quarter (1/4) of the South East Quarter (1/4) also all that part of the North West Quarter (1/4) of the South East Quarter (1/4) lying Northeasterly of Right of Way of Chicago and Western Indiana Railroad also all that part of the North East Quarter (1/4) of the South West Quarter (1/4) lying Northeasterly of Right of Way of Chicago and Western Indiana Railroad in Section Three (3), Township Thirty seven (37) North, Range Fourteen (14), East of the Third Principal Meridian, in Cook County, Illinois

SUBJECT TO: 1974 Taxes and Pending Litigation, case # 74 CH 51157

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the uses and purposes herein and in said trust agreement of 6/6/70

Full power and authority is hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof, to dedicate to public use, streets, highways or alleys and to execute any subdivision or part thereof, and to resubdivide said property as often as desired, 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 authority 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 upon any terms and for any period or periods of time, 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 time and to amend, change or modify leases and the terms and provisions hereof at any time or times hereafter to contract to make leases and to grant options to lease and options to renew leases and 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, and in full release, convey or assign any right title or interest in or about or easement appurtenant to said premises or any part thereof 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 paid, or money borrowed or advanced on said premises, or 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 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 trusts, conditions and limitations contained in this indenture and in said trust agreement or in any amendment thereof and binding upon all beneficiaries thereunder, (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 or assignment in trust, that such predecessor 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.

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, profits 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, profits and proceeds thereof as aforesaid.

If the title in any of the above lands is now or hereafter registered, the Register of Deeds is hereby directed not to register or note in the certificate of title or duplicate thereof or memorial the words "in trust" "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 waives and releases any and all right of homestead under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale or seizure, or otherwise.

In Witness Whereof, the grantor aforesaid by her hand and seal, this 25 day of October 1974

(Seal) Betty Hunniford (Seal)

(Seal)

State of Illinois County of Cook **Carman Wittenhagen** a Notary Public in and for said County of the state aforesaid do hereby certify that **Betty Hunniford, a widow and not since remarried**



personally known to me to be the same person, whose name is LB 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 notarial seal this 25 day of October 1974

Carman Wittenhagen Notary Public

GRANTEE'S ADDRESS **UNION NATIONAL BANK OF Chicago** 1102 South Michigan Avenue Chicago Illinois 60628 468-6300

554 E. 92nd St. Chicago, Illinois For information only insert street address of above described property.

STATE OF ILLINOIS REAL ESTATE TRANSFER TAX DEPT. OF REVENUE

COOK COUNTY ILLINOIS OCT 3 1974

OFFICE OF CHICAGO REAL ESTATE TRANSACTION TAX DEPT. OF REVENUE

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OFFICE OF RECORDED DOCUMENT