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COOK COUNTY, ILLINOIS
FILED FOR RECORDS

Nov 8 1974 3 07 PM

Richard R. Olson
REC'D 11/12/74

WARRANTY DEED IN TRUST

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Form 91 R 1/70

The above space for recorder's use only

2006
Cv. No. 016

THIS INDENTURE WITNESSETH, That the Grantor **LITTLE CITY FOUNDATION,**
an Illinois not-for-profit corporation

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, Conveys and Warrants 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 15th
day of **October** 1974, known as Trust Number **1065188** the following described real
estate in the County of **Cook** and State of Illinois, to-wit:

**lots 25, 26 and 27 in Block 4 in West Chicago Land Company's
Subdivision of the Northwest quarter of the Northwest quarter of
Section 10, Township 39 North, Range 13 East of the Third Principal
Meridian, in Cook County, Illinois.**

**SUBJECT: (1) Taxes for 1974 and subsequent years; (2) Building
lines, building, use or occupancy restrictions, covenants and conditions
of record; (3) Party wall rights and agreements; (4) Roads and
highways; (5) Utility easements; (6) Existing leases and tenancies.**

TO HAVE AND TO HOLD the said premises with the appurtenances thereunto in 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 prove, 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 redivide said property as often as may be necessary or expedient to grant options to purchase, to sell on any terms, to lease, 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 interests vested in said trustee, to dedicate a mortgage, pledge or other lien on all or any part of said premises, or any part thereof, to lease said premises or any part thereof from time to time, in possession or reversion by lease, to encumber in present or future, and upon any terms and conditions, any period or periods of time, not exceeding in the case of any single demise the term of 100 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 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 hereunder, to contract respecting the manner of fixing the amount of present or future rentals to be paid or to be paid in advance, to contract to purchase or to sell, to contract to make leases and to grant options to lease and options to renew leases and options to purchase said property, or any part thereof, for other real or personal property, to grant easements or charges of any kind to real or personal property, or any part thereof, in or about or adjacent 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 also 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 fulfillment 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 premises shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument, executed at the time of the delivery 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 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, appurtenances, duties and obligations of the grantor or 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 and proceeds arising from the sale or other disposition of said real estate and such interest is hereby declared to be personal property, and shall be subject to the same laws, rules and regulations as such personal property, and shall be subject to the same claims and liens as such personal property, and shall be subject to the same laws, rules and regulations as such personal property, and shall be subject to the same claims and liens as such personal property.
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STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEPT. OF REVENUE
NOV 7 1974
REVENUE
20.00

CITY OF CHICAGO
REAL ESTATE TRANSFER TAX
DEPT. OF REVENUE
NOV 7 1974
REVENUE
20.00

LITTLE CITY FOUNDATION
(Seal) By: *Alec C. Garbaras* (Seal)
President
(Seal) Attest: *Rose Isaacson* (Seal)
Secretary
**THIS INSTRUMENT WAS PREPARED BY:
HOWARD A. NAGELBERG
ONE I.B.M. PLAZA
CHICAGO, ILLINOIS 60611**

State of Illinois ss. Rose Isaacson a Notary Public in and for said County, in
County of Cook do hereby certify that
the state aforesaid, do hereby certify that
and ALEC C. GARBARAS, as
President and SECRETARY, Secretary of Little City Foundation
personally known to me to be the same person(s) whose name(s) are 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 act and uses and purposes therein set forth, including the release and waiver of the right of homestead.
Given under my hand and notarial seal this 21st day of October
Rose Isaacson
Notary Public

Form 91
After recording return to
Box 333 (Cook County only)
or
CHICAGO TITLE AND TRUST COMPANY
111 West Washington St., Chicago, Ill. 60602
American Land Trust Department
4646-52 W. Huron, Chicago, Illinois
For information only insert street address of above described property

END OF RECORDED DOCUMENT