

UNOFFICIAL COPY

WARRANTY DEED IN TRUST COUNTY OF ILLINOIS
FILED FOR RECORD

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Nov 25 '74 3 02 PM

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Form 16-10

The above space for recorder's use only

LATER DATE 629408120

THIS INDENTURE WITNESSETH, That the Grantor STEPHEN J. HIRSCH, d/b/a NU-LIFE REDEVELOPMENT CO.

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, Convey and warrant unto THE NATIONAL BANK OF ALBANY PARK IN CHICAGO; a national banking association, its successor or successors, as Trustee under the provisions of a trust agreement dated the 27th day of November 1971, known as Trust Number 11-2722, the following described real estate in the County of Cook and State of Illinois, to-wit:

The South 30 Feet of the West 1/2 of Lot 3 in Block 1 in Percy Wilson's Washington Park Subdivision, being a Subdivision of the South West 1/4 of the South West 1/4 of Section 21, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

GRANTEES ADDRESS: 3424 West Lawrence, Chicago, Illinois
THIS INSTRUMENT PREPARED BY: Joseph A. Collins, Attorney
111 West Washington
Chicago, Illinois 60602

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NO TAXABLE CONSIDERATION

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 set 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 parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to redivide 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 a successor or successors in trust all of the title, estate, powers and authorities vested in said trustee, to donate, to dedicate, to mortgage, to lease, to 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 leases to commence in the present or future, and upon any terms and for any period or periods of time, not exceeding in the case of any one 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 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 purchase, 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 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 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, contracted to be sold, leased or mortgaged by said trustee, be obliged to see to the application 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 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 some amendment thereof and binding upon all beneficiaries hereunder, (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, right, powers, authorities, duties and obligations of the trustee in trust.

The interest of such 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 job 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 waives and releases any and all right or benefit under and by virtue of any statute of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

In Witness Whereof, the grantor aforesaid has hereunto set his hand and seal this 20th day of November 1974

(Seal) *Stephen J. Hirsch* (Seal)
(Seal) _____ (Seal)

State of Illinois } ss. JOSEPH A. COLLINS, a Notary Public in and for said County, in
County of Cook } the state aforesaid, do hereby certify that STEPHEN J. HIRSCH,
d/b/a NU-LIFE REDEVELOPMENT CO.



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 20 day of November 1974

Joseph A. Collins
Notary Public

Name: Joseph A. Collins
Address: 111 W. Washington St
City: Chicago, Illinois BOX 533

For information only insert street address of above described property.

This space for affixing Stamps and Revenue Stamps pursuant under provisions of Paragraph F, Section 4 of Real Estate Transfer Tax Act.

Joseph A. Collins
Notary Public

22 916 850

Document Number

END OF RECORDED DOCUMENT