

# UNOFFICIAL COPY

COOK COUNTY, ILLINOIS  
FILED FOR RECORD

22 932 166

*Arthur K. Coyle*  
RECORDS & DEEDS

QUIT CLAIM DEED IN TRUST  
DEC 11 1974 10 44 AM

#22932166

The above space for recorder's use only

DEC 11 1974 63-52-970H  
483-

THIS INDENTURE WITNESSETH, That the Grantor,  
Sonia K. Urbanas, a spinster  
of the County of Cook and State of Illinois, for and in consideration of the sum of Ten 00/100 Dollars (\$ 10.00), in hand paid, and of other good and valuable considerations, receipt of which is hereby duly acknowledged, Conveyed and Quit Claim unto ALSIP BANK, a banking corporation duly organized and existing under the laws of the State of Illinois, and duly authorized to accept and execute trusts within the State of Illinois, as Trustee under the provisions of a certain Trust Agreement, dated the 22nd day of October 1974, and known as Trust Number 1-0161, the following described real estate in the County of Cook and State of Illinois, to-wit:

The South 150.00 Feet of the North 958.95 Feet of the West 289.88 Feet of the Northwest 1/4 of Section 10, Township 36 North, Range 12, East of the Third Principal Meridian (excepting that part thereof dedicated for Public Road), in Cook County, Illinois.\*\*

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SUBJECT TO General taxes for the year 1974 and subsequent years and conditions and restrictions of record.

TO HAVE AND TO HOLD the said real estate unto the said trustee, and for the uses and purposes therein and in said Trust Agreement set forth. Full power and authority is hereby granted to said Trustee to improve, manage, protect and subdivide said real estate 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 real estate or any part thereof to a successor of successors in trust and to grant to such successor or successors in trust all of the title, right, power and authorities vested in said Trustee, to lease, to dedicate, to mortgage, pledge or otherwise encumber said real estate, or any part thereof, to lease said real estate or any part thereof, from time to time, in possession or reversion, by lease to commence in the future, and upon any term, and for any period or periods of time, and according to the case of any lease within the term of 198 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 lease and to lease, to lease and to purchase the whole or any part of the premises and to contract respecting the manner of dividing the same into lots or parcels, to partition or to exchange said real estate, or any part thereof, for other real or personal property, in grant, assignment, conveyance of any kind, to release, convey or assign any right, title or interest in or about or reversion appurtenant to said real estate or any part thereof, and to deal with said real estate 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, or any successor in trust, in relation to said real estate, or to whom said real estate or any part thereof shall be conveyed, mortgaged or otherwise encumbered by said Trustee, be obliged to see to the application of any purchase money, real or money borrowed or advanced on said real estate, or be obliged to see to the terms of this trust have been complied with, or be obliged to look to the authority, necessity or expediency of any act of said Trustee, or be obliged or confined in any way by the terms of said Trust Agreement, and every deed, trust deed, mortgage, lease or other instrument executed by said Trustee, or any successor in trust, in relation to said real estate shall be conclusive evidence in favor of every person (including the Registrar of Titles of said County) relying upon or acting under any such contract, 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 trust conditions and limitations contained in this Indenture and in said Trust Agreement or in all amendments thereof, if any, and binding upon all beneficiaries thereunder, (c) that said Trustee, or any successor in trust, was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument, and that the conveyance in made to a successor or successors in trust, that such successor or successors in trust have been properly appointed and are fully entitled to all the title, rights, powers, authorities, duties and obligations of his or her predecessor in trust.

This conveyance is made upon the express understanding and condition that neither Alsip Bank, individually or as Trustee, nor its successor or successors in trust shall incur any personal liability or be subjected to any claim, judgment or decree for anything it or they or its or their agents or attorneys may do or omit to do in or about the said real estate or under the provisions of this deed, or said Trust Agreement or any amendment thereof, for injury to person or property happening in or about said real estate and all such liability being hereby expressly waived and released. Any contract, obligation or responsibility incurred or assumed by the Trustee in connection with said real estate may be entered into by it, in the name of the Trustee, under said Trust Agreement as their attorney in fact, being irrevocably appointed for such purposes, or at the election of the Trustee in its own name, as Trustee of an express trust and not individually, and the Trustee shall have no obligation whatsoever with respect to any such contract, obligation or responsibility except only so far as the trust property and funds in the actual possession of the Trustee shall be applicable for the payment and discharge thereof by it, its agents and attorneys and whomever shall be charged with the custody of the same from the date of the filing for record of this deed.

The interest of each and every beneficiary hereunder and under said Trust Agreement and of all persons claiming under them by any of them shall be only in the earnings, profits and proceeds arising from the sale of any other disposition of said real estate and such interest in heretofore described 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. This Indenture being made to vest in said Alsip Bank entire legal and equitable title in and to all of the real estate above described.

If the title to any of the above real estate is now or hereafter registered in the Registrar of Titles in heretofore registered, it is in the certificate of title or duplicate certificate of title or upon condition or with limitations or words of similar import, in accordance with the statute in such case made and provided, and said Trustee shall not be required to produce the said Agreement or a copy thereof, or any extracts therefrom, as evidence that any transfer charge or other duties relating to the registered lands is in accordance with the true intent and meaning of the registered instrument.

And the said grantor hereby expressly waives and releases 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 grantor aforesaid has hereunto set her hand and seal this 25th day of October 1974.

*Sonia K. Urbanas* [SEAL]  
Sonia K. Urbanas, a spinster [SEAL]

State of Illinois ss I, the undersigned, a Notary Public in and for said County, in the state aforesaid, do hereby certify that Sonia K. Urbanas, a spinster

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 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 official seal this 7th day of December 1974.  
*Arthur K. Coyle*  
Notary Public

AFTER RECORDING MAIL TO Alsip Bank 14355 S. LaGrange Road  
11900 S. Crawford Avenue, Alsip, Ill. 60658 Orland Park, Illinois  
Box No. 60658 For information only insert street address of above described property.

This instrument was prepared by K. Coyle, Alsip Bank, 11900 S. Crawford Avenue, Alsip, Ill. 60658

88864-B-N CO.

BOX 533

This space for Affirmative Ruler and Revenue Stamp

NO TAXABLE CONSIDERATION

Document File # 22932166

END OF RECORDED DOCUMENT