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41671
DEED IN TRUST

22 044 081

Form 191 Rev. 5-63

The above space for recorder's use only

THIS INDENTURE WITNESSETH, THAT THE GRANTOR, GRACE CLAUSEN, a spinster, of the County of Cook and State of Illinois, for and in consideration of the sum of TEN ----- Dollars (\$ 10.00----), in hand paid, and of other good and valuable considerations, receipt of which is hereby duly acknowledged, Convey unto and Warrant unto AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, a national banking association as Trustee under the provisions of a certain Trust Agreement, dated the 17th day of July 19 72, and known as Trust Number 76979, the following described real estate in the County of Cook and State of Illinois, to wit:

Lots 6, 7, 8 and 18 in McNally's Subdivision of part of Lot A of Block 19, said Lot A being that part of Lot 29 South of new alley and all of Lots 30 to 44 inclusive together with former vacated 18 foot alley East of and adjoining said Lots 29 to 35 inclusive, in Robinson's Subdivision of said Block 19 in Canal Trustees Subdivision of Section 33 Township 40 North, Range 14 East of the Third Principal Meridian in Cook County, Illinois.

Subject to:

- 1. Taxes for the year 1972 and subsequent years.
2. Conditions, restrictions, easements and limitations of record, if any.
3. Zoning and building ordinances.
4. Rights of tenants in possession.

TO HAVE AND TO HOLD the said real estate with the appurtenances to the said 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 improve, enlarge and subdivide said real estate or any part thereof, to dedicate parks, streets, highways or alleys to create any subdivision or part thereof, and to 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 mortgage, lease or otherwise encumber said real estate or any part thereof, to lease, to lease to commence in present or in future, to donate, to dedicate, to mortgage, pledge or otherwise encumber said real estate, or any part thereof, to lease, to lease to commence in present or in future, to donate, to dedicate, to mortgage, pledge or otherwise encumber said real estate, or any part thereof, from time to time, in possession or reversion, by lease to commence in present or in future, and upon any terms and for any period of time, not exceeding in the case of any single demise 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 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 filing the ground of present or future rentals, to partition or to exchange said real estate, 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 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, 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, contracted to be sold, leased or mortgaged by said Trustee, or any successor in trust, be obliged to see to the application of any purchase money, rent or money borrowed or advanced on said real estate, or be obliged to see that the trust of this deed has been complied with, or be obliged to inquire into the authority, 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, 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) 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 covenants 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 (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 his, his or their predecessor in trust.

This conveyance is made upon the express understanding and conditions that neither American National Bank and Trust Company of Chicago, individually or as Trustee, nor its successors or successors in trust shall incur any personal liability or be subjected to any claim, judgment or decree for anything done by them or by their agents or attorneys may do or omit to do in or about the said real estate or under the provisions of this Deed of said Trust Agreement or any amendment thereof, or for injury to person or property happening in or about said real estate, any and all such liability being hereby expressly waived and released. Any contract, obligation or indebtedness incurred or entered into by the Trustee in connection with said real estate may be entered into by the Trustee in his 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 indebtedness 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). All persons and corporations whomsoever and whatsoever shall be charged with notice of this condition 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 or any of them shall be only in the earnings, rents and proceeds arising from the sale or any 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 earnings, rents and proceeds thereof as aforesaid. The intention hereof being to vest in said American National Bank and Trust Company of Chicago the entire legal and equitable title, free simple, 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, 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 grantor hereby expressly waives, releases, and conveys any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for exemption or homesteads from sale on execution or otherwise.

In Witness Whereof, the grantor aforesaid has hereunto set her hand and seal this 5th day of September 1972.

[SEAL] Grace Clausen [SEAL]
GRACE CLAUSEN [SEAL]

STATE OF Illinois, I, Joseph L. Pagliari, a Notary Public in and for said County of Cook County, in the State aforesaid, do hereby certify that Grace Clausen, a spinster,

personally known to me to be the same person whose name is she 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 homestead and marital rights therein.

GIVEN under my hand and seal this 5th day of September A.D. 19 72.
[SEAL] Joseph L. Pagliari [SEAL]
Notary Public

American National Bank and Trust Company of Chicago
Address of grantee: 30 N. La Salle St. Chicago, Ill.

RETURN TO: ELIZABETH WAGNER, BOX 759
For information only insert street address of above described property.

This space for affixing Riders and Revenue Stamps

NO TAXABLE CONSIDERATION

Document Number 22 044 081

UNOFFICIAL COPY

Whitney R. Allen

RECORDS OF DEEDS
COOK COUNTY, ILLINOIS
FILED FOR RECORD

1972 SEP 8 PM 2 54

SEP--8-72 497875 • 22044081 • A -- Rec

5.00

Property of Cook County Clerk's Office



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