

COOK COUNTY, ILLINOIS
WARRANTY DEED IN TRUST FILED FOR RECORD

22 072 949

Chas. R. Olson
RECORDER OF DEEDS

OCT 3 1972 3 01 PM

22072949

Form 304 WSB THE ABOVE SPACE FOR RECORDERS USE ONLY

THIS INDENTURE WITNESSETH, That the Grantor Samuel Katz and Vivian Katz, his wife, and Jack Katz and Seretta Katz, his wife

of the County of Cook and State of Illinois for and in consideration of and valuable considerations in hand paid, Convey and warrant Dollars, and other good unto the MICHIGAN AVENUE NATIONAL BANK OF CHICAGO, a National Banking Association, as Trustee under the provisions of a trust agreement dated the 25th day of September 19 72, known as Trust Number 2206, the following described real estate in the County of and State of Illinois, to-wit:

Parcel 1: Lot 6 in Thompson's Subdivision of part of Block 14 in Hundley's Subdivision of Lots 3 to 21 and 33 to 37 all in Pine Grove a Subdivision of Fractional Section 21, Township 40 North, Range 14 East of the Third Principal Meridian,

ALSO

Parcel 2: The West 38 1/2 Feet of Lot 6 in Colehour's Subdivision of Block 14 in Hundley's Subdivision Aforesaid all in Cook County, Ill.

Subject to covenants, restrictions, easements of record, 1972 Real Estate Taxes and subsequent years and encroachment of frame cottage of property North and adjoining a concrete retaining wall over rear part of the land about 5 feet. Also encroachment of frame garage principally on land and over on property North and adjoining and party driveway over North 5 feet of land.

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 vary or amend 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 such successor or successors in trust all of the title, estate, powers and authorities vested in said trustee, to do acts, 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 leases 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 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, in contract to make leases and to grant options to lease and options to renew leases and options to purchase the whole or a 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 of any kind, to release, convey or assign any right, title or interest in or about or easement appurtenant to said premises or any part thereof, and to deal with said property, or any 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 any part of 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 the 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 said trust agreement was in full force and effect. (b) that such conveyance or other instrument was executed in accordance with the trust's conditions and limitations contained in this indenture and in said trust agreement or in some 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 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 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, avails and proceeds arising from the sale or other disposition of said real estate, and such interest shall be 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 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 S hereby expressly waive and release 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 S aforesaid have hereunto set their hand S and seal S this 29th day of September 19 72

Samuel Katz (Seal) Jack Katz (Seal)
Vivian Katz (Seal) Seretta Katz (Seal)

I, Elaine Michaelis, a Notary Public in and for said County, in the state aforesaid, do hereby certify that Samuel Katz and Vivian Katz, his wife, and Jack Katz and Seretta Katz, his wife,

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, 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 29th day of September 19 72

Elaine Michaelis Notary Public

Trustee's Address: MICHIGAN AVENUE NATIONAL BANK, 30 North Michigan Avenue, Chicago, Illinois 60602. BOX 533

For information only insert street address of above described property.

LATER DATE 61 47 784

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STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
OCT 12-72 DEPT. OF REVENUE
9720

209560

910 0000 4000

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