

UNOFFICIAL COPY

QUIT-CLAIM
WARRANTY DEED IN TRUST

Shirley K. Allen

RECORDER OF DEEDS
COOK COUNTY, ILLINOIS
FILED FOR RECORD

DEC 7 PM 12 01

22 150 157

DEC--7-72 545916 • 22150157 A Rec

5.00

Form 255T 1M 5-71 L

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor

GERTRUDE C. DONATH, a spinster

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 ~~transfers~~ ^{Quit-claims} unto the LAKE VIEW TRUST AND SAVING'S BANK, a corporation of Illinois, as Trustee under the provisions of a trust agreement dated the 14th day of June 19 72, known as Trust Number 3108 the following described real estate in the County of Cook and State of Illinois, to-wit:

Sub Lot 2 of the Assessor's Division of Lot 9 in Block 6 in Fractional Section 15 Addition to Chicago, in Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

All right, title and interest, if any, by way of easement or otherwise, in and to the vacant alley lying West of and adjoining Sub-lot 2 of the Assessor's Division in Lot 9, Block 6 in Fractional Section 15 Addition to Chicago, in Section 15, Township 39 North, Range 14, East of the Third Principal Meridian.

Grantee's Address: 3201 N. Ashland Avenue, Chicago, Illinois, 60657

Rider A attached hereto and made a part hereof.

REC'D UNDER PROVISIONS OF PARAGRAPHS 6, SECTION 4,
REAL ESTATE TRANSFER TAX ACT,
IMMEDIATELY UPON RECORDING IN THIS OFFICE
BY
LAKE VIEW TRUST AND SAVING'S BANK, TRUSTEE AS ABOVE
Vice President
AUTHORIZED SIGNATURE
BUYER, SELLER OR INTERESTED PARTY

R I D E R A

SUBJECT TO: Covenants, conditions and restrictions of record; Private, public and utility easements and roads and highways, if any; Party wall rights and agreements, if any; Existing leases and tenancies; Special taxes or assessments for improvements not yet completed; Installments not due at the date hereof of any special tax or assessment for improvements heretofore completed; All general real estate taxes and tax sales and tax forfeitures, if any; Any and all mechanic's lien claims heretofore or hereafter becoming a lien against said real estate; Ground lease recorded as document 4301024 and all rights thereunder and all acts done or suffered thereunder by the lessee thereunder or by any party claiming by, through or under said lessee, including assignees and assignments; All subleases under said lease recorded as document 4301024; Party wall on the north line of Lot 2 created by agreement recorded as document 333410, also party wall on the north line of Lot 2 created by agreement recorded March 26, 1909 as document 4381473.

22 150 157

Clerk's Office

UNOFFICIAL COPY

Property of

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 recombine 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 donate, 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 99 years, and to renew or extend lease 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 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 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, 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 thereto 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 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 note in the certificate of title or duplicate thereof, or memorial, the words "in trust", or "upon conditions", or "with limitations", or words of similar import, in accordance with the statute in such case made and provided.

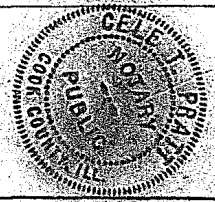
And the said grantor hereby expressly waives, surrenders and releases, she, her heirs and assigns and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

In Witness Whereof, the grantor aforesaid has hereunto set her hand and seal this 7th day of July 1972

(Seal) Gertrude C. Donath (Seal)
(Seal) Gertrude C. Donath (Seal)

State of Illinois } SS. I, CELE T. PRATT, a Notary Public in and for said County, in
County of Cook } the state aforesaid, do hereby certify that Gertrude C. Donath, 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 notarial seal this 7th day of July 1972



Cele T. Pratt
Notary Public

Lake View Trust and Savings Bank
Box 146

25 E. Jackson Boulevard, Chicago, Illinois
For information only insert street address of above described property.

This space for affixing Stamp and Revenue St.

5.00

Document Number
22150157