

DEED IN TRUST

22 153 258

61-75-762K

The above space for recorder's use only

THIS INDENTURE WITNESSETH, that the Grantor

NIGEL M. ARNOLD, a widow also known as NIGEL ARNOLD, a widow, of the County of Cook and State of Illinois for and in consideration of Ten (\$10.00) Dollars, and other good and valuable considerations in hand paid, Conveys and warrants unto the MARQUETTE NATIONAL BANK, a National Banking Association of Chicago, Illinois, as Trustee under the provisions of a trust agreement dated the 17th day of May 1968, known as Trust Number 4231, the following described real estate in the County of Cook and State of Illinois, to-wit:

The East 1/2 of Lot 44 (except the East 76 feet thereof) in Frederick H. Bartlett's 79th Street Acres, being a subdivision of the North East 1-4 of Section 31, Township 38 North, Range 18 East of the Third Principal Meridian.

Subject to unpaid taxes and to covenants and restrictions of record if any.

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, alleys or ways or 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 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 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 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 contract to exchange said property, or any part thereof, for other real or personal property, to grant easements or charges of any kind to lease, 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, 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, rights, powers, authorities, duties and obligations of his, 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 Title 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 and releases any and all right of 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 December 1972

(Seal) Nigel M. Arnold (Seal) NIGEL M. ARNOLD (Seal)

State of Illinois ss. I, the undersigned, a Notary Public in and for said County, in the state aforesaid, do hereby certify that NIGEL M. ARNOLD, a widow also known as NIGEL ARNOLD, a widow,

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 seal this 7th day of December 1972

ADDRESS OF GRANTEE: Marquette National Bank 6316 S. Western Ave. Chicago, Ill. 60636 Box 600 6316 S. Western Ave. Chicago, Ill. 60636 For information only insert street address of above described property.

1333-444

COOK COUNTY REC. NO. 018 04001 STATE OF ILLINOIS REAL ESTATE TRANSFER TAX \$500.00

22 153 258 Document Number

UNOFFICIAL COPY

COOK COUNTY, ILLINOIS
FILED FOR RECORD

William R. Shea
RECORDER OF DEEDS

22153258

DEC 11 '72 12 24 PM

*Filed to
E. V. Lewis
1336 S. Western
Chicago Ill*

Property of Cook County Clerk's Office

END OF RECORDED DOCUMENT