



22 182 669

WARRANTY-DEED IN TRUST

The above space for recorder's use only

Exempt under provisions of Paragraph E, Section 4, Real Estate Transfer Tax Act.  
January 9th, 1973  
Date  
Buyer, Seller or Representative

THIS INDENTURE WITNESSETH, That the Grantor, CATHERINE DOWD, a Spinster of the County of Cook and State of Illinois, for and in consideration of the sum of Ten and no/100 Dollars (\$ 10.00), in hand paid, and of other good and valuable considerations, receipt of which is hereby duly acknowledged, Convey S and Warrant S unto FORD CITY 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 9th day of January 19 73, and known as Trust Number 334, the following described real estate in the County of Cook and State of Illinois, to-wit:

Lot 25 and Lot 26 and North Westerly 10 feet (as measured along front and rear lines) of Lot 27 in Block 2 in 103rd Street Addition to Chicago, a Sub-division of the North West quarter of Section 17, Township 37 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois

SUBJECT TO All unpaid general taxes and special assessments and to covenants, easements & restrictions of record.

TO HAVE AND TO HOLD the said real estate 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 real estate or any part thereof, to dedicate parks, streets, alleys or ditches and to execute any subdivision or part thereof, and to re-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 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, in donation, 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 leases to commence in present or in future, and upon any terms and for any period or periods of time, not exceeding the case of any single lease the term of 99 years, and to renew or extend leases upon any terms as for any period or periods of time and to amend, change or modify leases and the terms and provisions hereof 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 rental, and 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 easement 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 should 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.

No one 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 or money borrowed or advanced on said real estate, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the validity, necessity or expediency of any act of said Trustee, or be obliged or required 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 any person (including the Registrar of Titles of said county) acting 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 terms, conditions and limitations contained in this Indenture and in said Trust Agreement or in all amendments thereof, if any, and binding upon all beneficiaries hereunder (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 the Trustee or his predecessor in trust.

This conveyance is made upon the express understanding and condition that neither Ford City Bank, individually or as Trustee, nor its successor or successors in trust shall incur any personal liability or be subjected to any of the judgment or decree for anything it or they or its 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 amendments thereto, or for failure to perform or prosecute any matter 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 shall be irrevocably appointed for the name of the then beneficiaries under said Trust Agreement as their attorney-in-fact, hereby irrevocably appointed for such purposes, or at the election of the Trustee, in his own name, as Trustee of an express trust and not indirectly for the Trustee shall have no obligation whatsoever with respect to any such contract, obligation or indebtedness except only in 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, avails 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 the earnings, avails and proceeds therefrom as aforesaid, the intention hereof being to vest in said Ford City Bank the entire legal and equitable title in fee simple, in and to all of the above 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 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, change or other dealing involving the registered lands is in accordance with the true intent and meaning of the trust.

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 9th day of January 19 73  
[SEAL] CATHERINE DOWD [SEAL]  
[SEAL] [SEAL]

State of Illinois } ss. I, MARY E. SCHWARTZ, a Notary Public in and for said County,  
County of Cook } in the state aforesaid, do hereby certify that  
CATHERINE DOWD, 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 9th day of January 19 73.  
Mary E. Schwartz, Notary Public

Ford City Bank  
7601 SOUTH CICERO AVENUE, CHICAGO, ILLINOIS 60652  
AREA CODE 312 585-1200

6017 Marshall Avenue, Chicago Ridge  
For information only insert street address of above described property.

Box 617 ms

Document Number 22 182 669

UNOFFICIAL COPY

JAN 10 AM 11:45

CLERK OF DEED  
COOK COUNTY, ILLINOIS  
FILED FOR RECORDS

JAN-10-73 560360 • 22182669 • A --- REC 5.00

Property of Cook County Clerk's Office

5.00

22182669

END OF RECORDED DOCUMENT