

UNOFFICIAL COPY

AETNA STATE BANK
2401 NORTH HALSTED STREET
CHICAGO, ILLINOIS 60614
DEED IN TRUST

22 211 784

The above space for recorder's use only

61-96-632 E
dw 24 430923 Under

THIS INDENTURE WITNESSETH, That the Grantor
WILLIAM R. FAUBER, divorced and not remarried,
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 Quit Claims unto the
AETNA STATE BANK, a corporation of Illinois, as Trustee under the provisions of a trust agreement dated
the 17th day of January, 1973, known as Trust Number 10-1883
the following described real estate in the County of Cook and State of Illinois, to-wit:

Unit 1-D as delineated on survey of the following described parcel of real estate (herein
after referred to as "Parcel"): The North 20.16 feet of Lot 3, all of Lots 4 and 5, Lot 6 (except
that part of said Lot 6 lying North of a Line drawn Westerly from a point on the East Line of
said Lot 6, 8.68 feet South of the North East corner of said Lot 6 to a point on the West Line
of said Lot 6, 6.68 feet South of the North West Corner of said Lot 6). All of Lots 10, 11, and 12
and Lot 13 (except that part of said Lot 13 described as beginning at the South West Corner of said
Lot 13, running thence Northerly along the Westerly line of said Lot 13, said line being also the East-
erly line of Astor Street, a distance of 29.87 feet, thence East a distance of 74.75 feet to the East-
erly line of said Lot 13, at a point 29.77 feet North of the South East corner of said Lot, thence
Southerly along the Eastern line of said Lot 13, a distance of 29.77 feet to the South East corner
of said Lot 13, thence West along the South line of said Lot 13, a distance of 73.14 feet, to the
point of beginning) all in Block 3 in H. O. Stone's Subdivision of Astor's Addition to Chicago, in
Section 3, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County,
Illinois, which survey is attached as Exhibit "A" to Declaration of Condominium Ownership
made by American National Bank and Trust Company of Chicago, a National Banking Association,
as Trustee under Trust Agreement dated October 4, 1971 and known as Trust No 76135, recorded
in the Office of the Recorder of Cook County, Illinois, as Document No. 21931482; together with an
undivided 0.9937 interest in said Parcel (excepting from said Parcel the
property and space comprising all the units thereof as defined and set forth in said Declaration and
Survey) situated in the City of Chicago, County Cook and State of Illinois.

Party of the first part also hereby grants to party of the second part his successors and assigns,
as rights and easements appurtenant to the above described real estate, the rights and easements for
the benefit of said property set forth in the aforementioned Declaration, (and party of the first part re-
serves to itself, its successors and assigns, the rights and easements set forth in said Declaration for
the benefit of the remaining property therein.) This Deed is subject to all rights, easements, restric-
tions, conditions, covenants and reservations contained in said Declaration, the same as though the
provisions of said Declaration were recited and stipulated at length herein.

situated in the City of Chicago, County of Cook and State of Illinois.

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Cook County Clerk's Office

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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 and alleys and 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 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 leases, to amend, to modify, to change or to terminate the same, 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, 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 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 thereto 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 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 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 or benefit from 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 his hand and seal this 17th day of X January, 1973

William R. Fauber (Seal) *William R. Fauber* (Seal)

State of Illinois } Jiro Yamaguchi } Notary Public for said County, in
County of Cook } ss. the state aforesaid, do hereby certify that William R. Fauber, aforesaid,
is and not remarried,

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 he signed, sealed and delivered the said instrument as his 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 31st day of January, 1973

Notary Public
Grantors address:
2401 North Halsted St.,
For information only insert street address of above described property.
Property address:
1310 N. Ritchei Ct., Chicago, Illinois

Mail to:
AETNA STATE BANK
2401 NORTH HALSTED STREET
CHICAGO, ILLINOIS 60614
BOX 533

This space for affixing Riders and Revenue Stamps
NO TAXABLE CONSIDERATION

22 211 788

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COOK COUNTY, ILLINOIS
FILED FOR RECORD

William R. Olson
RECORDER OF DEEDS

FEB 6 '73 10 56 AM

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Property of Cook County Clerk's Office

END OF RECORDED DOCUMENT