

UNOFFICIAL COPY

DEED IN TRUST

22 218 081

Form 191 Rev. 5-63

The above space for recorder's use only

THIS INDENTURE WITNESSETH, THAT THE GRANTOR, COUNTY DEVELOPMENT CORPORATION of the County of Cook and State of Illinois, for and in consideration of the sum of Ten Dollars (\$ 10.00), in hand paid, and of other good and valuable considerations, receipt of which is hereby duly acknowledged, Convey and Warrant unto AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, a national banking association as Trustee under the provisions of a certain Trust Agreement, dated the 26th day of January, 1961, and known as Trust Number 16244, the following described real estate in the County of Cook and State of Illinois, to wit:

Lots 37 to 48, both inclusive, in Block 1, and Lots 25 to 30, both inclusive, in Block 1 in Allen's Subdivision of the South half of the Northwest quarter of Section 24, Township 37 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

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TO HAVE AND TO HOLD the said real estate with the covenants, upon the trusts, and for the uses and purposes herein said in said Trust Agreement set forth.

Full power and authority is hereby granted to said Trustee to improve, lease, protect and subdivide said real estate or any part thereof, to duplicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, to 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 estate, powers and authorities vested in said Trustee, to donate, 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 term, to be as and for any period or periods of time, not exceeding in the case of any single lease the term of 99 years, and to renew or extend leases upon any terms (aid 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, 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 means of doing so, the amount of present or future rentals, so partition or 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 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 would be lawful for any person owning the said real estate 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, 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 a successor in trust, be obliged to see to the application of any purchase money, rent or money borrowed or advanced on said real estate, or be obliged to see to the terms of this trust have been complied with, or be obliged to inquire into the authority, necessity or expediency of any act of said Trustee, or be obliged to inquire into any of the terms of this trust, or to be concerned with the execution of any 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 every person claiming the title of said real estate, or any part thereof, 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 all amendments thereof, if any, and binding upon all beneficiaries thereof, (c) that said Trustee, or any successor in trust, was duly authorized and empowered to execute and deliver every such 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.

This conveyance is made upon the express understanding and conditions that neither American National Bank and Trust Company of Chicago, individually or as Trustee, nor its successor or successors in trust shall incur any personal liability or be subjected to any claim, demand or decree, or any lien or charge of any kind, or for the benefit of or for injury to person or property happening in or about said real estate or under the provisions of this Deed or said Trust Agreement or any amendment thereof, or for injury to person or property happening in or about said real estate, and all such liability shall be and is hereby waived and released. Any contract, obligation or indebtedness incurred or entered into by the Trustee in connection with said real estate may be entered into by it in the name of the then beneficiaries under said Trust Agreement as their attorney-in-fact, hereby irrevocably appointed for such purposes, or at the option of the Trustee in its own name, as Trustee of an express trust and not individually (and the Trustee shall have no obligation whatsoever with respect to any such contract, obligation or indebtedness except only so 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 whosoever 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, profits 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 earnings, profits and proceeds thereof as aforesaid, the intention hereof being to vest in said American National Bank and Trust Company of Chicago the entire legal and equitable title in fee simple in and to all of the 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 "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 under and by virtue of any and all statutes of the State of Illinois, providing for exemption of homesteads from sale on execution or otherwise.

In Witness Whereof, the grantor, County Development Corporation aforesaid have hereto set their hand and seal this 8th day of November, 1972.

ATTEST: Joan Fried [SEAL] Secretary
BY: Ralph Fried [SEAL] President

STATE OF Illinois)
COUNTY OF Cook) ss. Linda L. Young a Notary Public in and for said County, in the State aforesaid, do hereby certify that Ralph Fried, the President, and Joan Fried, the secretary, of County Development Corporation, 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 8th day of November, A.D., 19 72.

My commission expires 8-27-74
Linda L. Young Notary Public

American National Bank and Trust Company of Chicago
Box 221

GRANTEE'S ADDRESS:
33 N. LA SALLE ST. CHICAGO, ILLINOIS
For information only insert street address of above described property.

This space for affixing Riders and Revenue Stamps

NO TAXABLE CONSIDERATION

Document Number 22 218 081



61-92-777-570

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COOK COUNTY, ILLINOIS
FILED FOR RECORD

Ernest H. Olson
RECORDER OF DEEDS

FEB 13 '73 9 51 AM

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Property of Cook County Clerk's Office

END OF RECORDED DOCUMENT