

UNOFFICIAL COPY

GEORGE COLE* NO. 1990
 LEGAL FORMS SEPTEMBER, 1967
 DEED IN TRUST COOK COUNTY, ILLINOIS
 FILED FOR RECORD
 (ILLINOIS) 22 236 725
 MAR 1 '73 2 23 PM
 22236725
 Recorder of Deeds
 (The Above Space For Recorder's Use Only)

THE GRANTOR S. RICHARD FINE, a bachelor
 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 consideration, in hand paid, Convey S and WARRANTY unto
La Salle National Bank, 135 South LaSalle Street
Chicago, Ill., as Trustee under the provisions of a trust agreement dated the 26 day of FEBRUARY
1973, and known as Trust Number 40610 (hereinafter referred to as "said trustee," regardless of the number
 of trustees,) and unto all and every successor or successor in trust under said trust agreement, the following described real estate
 in the County of Cook and State of Illinois, to wit:
Lot 16 and the West Half of Lot 15 in Block 9 in Gross' North Addition
to Chicago, a Subdivision of the Southwesterly 1/2 of the East
1/2 of the Southeast 1/4 of Section 19, Township 40 North, Range 14,
East of the Third Principal Meridian (the "Premises") SUBJECT TO:
 (1) Covenants, conditions, restrictions of record, (2) general taxes
 for the year 1972 and subsequent years; and (3) a perpetual easement
 appurtenant to the following described real estate:
Lot 14 and the East half of Lot 15 in Block 9 in Gross's North Addition
to Chicago, a Subdivision of the Southwest 1/2 of the East 1/2 of the
Southeast 1/4 of Section 19, Township 40 North, Range 14, East of the
Third Principal Meridian,
for ingress and egress over, under and across the south fifteen (15)
feet of the Premises, which easement is hereby reserved by the Grantor,
for its use, and the use of its agents, beneficiaries, tenants, assigns
and the public and which easement shall run with the land.

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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 are hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof; to dedicate parks, streets, highways or alleys; to vacate any subdivision or part thereof, and to resubdivide 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 presenti or in futuro, 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 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, real or personal, 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 just conditions and limitations contained in this indenture and in said trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder; (c) that said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, 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 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 his hand and seal this 26th day of February, 1973

(SEAL) S. Richard Fine (SEAL)

(SEAL) _____ (SEAL)

State of Illinois, County of COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that S. Richard Fine personally known to me to be the same person, whose name appears in the foregoing instrument, appeared before me this day in person and that he signed, sealed and delivered the said instrument as a voluntary act, for the uses and purposes therein set forth, including waiver of the right of homestead.

Given under my hand and official seal, this 26th day of FEBRUARY

Commission expires FEBRUARY 7, 1977 William W. Lee

*USE WARRANT OR QUIT CLAIM AS PARTIES DESIRE

MAIL TO: Ms. SHELI ROSENBERG
(Name)
231 S. LAVALLE ST
(Address)
CHICAGO, ILLINOIS
(City, State and Zip)

OR RECORDER'S OFFICE BOX NO. BOX 533

ADDRESS OF PROPERTY: _____
THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES ONLY AND IS NOT A PART OF THIS DEED.
SEND SUBSEQUENT TAX BILLS TO: _____
(Name)

(Address)

FOR REVENUE STAMPS HERE

500

NO TAXABLE CONSIDERATION

DOCUMENT NUMBER
22 236 725

END OF RECORDED DOCUMENT