

DEED IN TRUST

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The above space for recorder's use only

THIS INDENTURE WITNESSETH, THAT THE GRANTOR, LOLA DONOFRIO, a spinster of the County of Cook and State of Illinois, for and in consideration of the sum of Ten & 00/100----- Dollars (\$ 10.00), in hand paid, and of other good and valuable considerations, receipt of which is hereby duly acknowledged, Conveyed and Warranted unto AMALGAMATED TRUST & SAVINGS BANK, an Illinois banking corporation as Trustee under the provisions of a certain Trust Agreement, dated the 2nd

day of January 19 73, and known as Trust Number 2384, the following described real estate in the County of Cook and State of Ill., to wit:

Street address: 302 Northfield Road, Northfield, Illinois

Legal description: Lot 3 in Berger's Industrial Park Subdivision of Part of the East 1/2 of the South East 1/4 of Section 24, Township 42 North, Range 12, East of the Third Principal Meridian and part of the West 1/2 of the South West 1/4 of Section 19, Township 42 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

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RESTRICTIONS AND COVENANTS. SEE RIDER ATTACHED HERETO AND MADE A PART HEREOF.

RIDER ATTACHED TO DEED IN TRUST, FOR RESTRICTIONS AND COVENANTS, DATED JANUARY 26 1973.

RESTRICTIONS AND COVENANTS:

This conveyance is made and accepted, subject to the following restrictive covenant, which shall apply to and be binding upon the Grantee, her heirs, devisees, executors, administrators and assigns, namely: The intensity of use by structures on the premises being conveyed, or on any individual lot of a subdivision of the premises, shall not exceed 50% of the total area of said premises or lot.

The Grantee further agrees not to grant, sell or convey any interest in the premises being conveyed, or any part thereof, without inserting the restrictive covenant herein contained.

It is further provided that if the Grantee, her heirs, or assigns, hereafter owning said premises or any part of said premises, shall not comply with the restrictive covenant herein contain, it shall be lawful for any other person or persons owning any other part of said premises, or the Village of Northfield, to prosecute any proceedings at law or equity against the person not complying, and either to force compliance or recover damages therefor.

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This space for affixing Rulers and Revenue Stamps

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

Full power and authority consistent with the above described Trust Agreement is hereby granted to said Trustee to improve, manage, protect and subdivide said real estate or any part thereof, to dedicate parks, streets, highways or alleys, and to vacate any subdivision or part thereof, and to resubdivide said real estate as often as desired, to contract to sell, to grant options to purchase, to sell in any term, 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, to donate, to dedicate, to mortgage, pledge or otherwise encumber the real estate, or any part thereof, to lease said real estate, or any part thereof, from time to time in possession or reversion, by lease to commence in present or in 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 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 real estate and to contract in the manner of being the amount of present or future rentals to 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 acting in 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, or any successor in trust, in relation to said real estate or in whole said real estate or any part thereof shall be covered, 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, rent 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 authority, necessity or expediency of any act of said Trustee, or of any successor in trust, in relation to said real estate or any part thereof, or to be bound or prejudiced by any act of said Trustee, or of any successor in trust, in relation to said real estate or any part thereof, in violation of the 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 in favor of every person (including the Registrar of Titles of said State) 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 instrument 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 instrument and in said Trust Agreement or in all amendments thereof, if any, and binding upon all beneficiaries thereunder, (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 said Trustee or their predecessor in trust.

This conveyance is made upon the express understanding and conditions that neither Amalgamated Trust & Savings Bank individually or as Trustee, nor its successor or successors in trust, shall incur any personal liability or be subjected to any claim, judgment or decree, for assuming it or their or its or their 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 amendment thereto, or for injury to person or property happening 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 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 direction 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 omissions and corrections whatsoever 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 their heirs shall be only in the earnings, profits 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, profits and proceeds thereof as aforesaid, the intention hereof being to vest in said Amalgamated Trust & Savings Bank the entire legal and equitable title in the 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 make in a certificate of title or duplicate thereof, or memorial, the words "in trust," or "with limitations," or words of similar import, in accordance with the provisions of the statute in such case made and provided.

And the said grantor hereby expressly waives, surrenders and releases to the said Trustee, any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for extension of homestead from sale on execution or otherwise.

In Witness Whereof, the grantor aforesaid has hereunto set her hand and seal this 26th day of January 1973

Lola Donofrio [SEAL] [SEAL]

STATE OF Illinois } I, the undersigned, a Notary Public in and for said County of Cook, do hereby certify that Lola Donofrio, a spinster

personally known to me, is the same person whose name is subscribed to the foregoing instrument, appeared before me and acknowledged that she signed, sealed and delivered the same instrument of her own free and voluntary act, for the uses and purposes therein set forth, including the release and satisfaction of her homestead.

GIVEN under my hand and Notarial Seal this 14th day of February A.D. 1973

My commission expires June 14, 1978 [Signature] Notary Public

Amalgamated Bank CHICAGO, ILL. 60690 Attention: TRUST DEPARTMENT

Document Number 22-238 088

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COOK COUNTY, ILLINOIS
FILED FOR RECORD

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William R. Chen
RECORDER OF DEEDS

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END OF RECORDED DOCUMENT

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