

UNOFFICIAL COPY

22 269 812

This Indenture Witnesseth, THAT THE GRANTOR

James Ruzicka and Alice J. Ruzicka, his wife

of the County of Cook and State of Illinois for and in consideration of Ten Dollars and other good and valuable consideration Dollars, and other good and valuable considerations in hand paid, Convey and WARRANT unto the CONTINENTAL ILLINOIS NATIONAL BANK AND TRUST COMPANY OF CHICAGO, a National Banking Association located at Chicago, Illinois, as Trustee under the provisions of a trust agreement dated the 27th day of March, 1973, known as Trust Number 48-89471-1, the following described real estate situated in the County of Cook and State of Illinois, to wit:

Lots 19 and 20 in the subdivision of Block 12 in S. J. Glover Addition to Chicago, being a subdivision of that part of West 1/2 of the North West 1/4 of Section 26, Township 39 North, Range 13 East of the Third Principal Meridian lying South of the Chicago, Burlington and Quincy Railroad in Cook County, Illinois.

61 88 968 R (180-)



61-88-968

SUBJECT TO Real Estate Taxes for 1972 and subsequent years.

COOK CO. NO. 015 109329

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the uses and purposes therein set forth.

Full power and authority is hereby granted and vested in said trustee to improve, manage, protect and subdivide said premises or any part thereof, to dedicate parks, streets, highways or alleys and 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 title with or without consideration, to donate, to dedicate, to mortgage, to lease 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 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 to grant, 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 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 encumbrance appertaining to said premises or any part thereof, and to deal with said property in any and every part thereof in all other ways and for all other considerations as it would be lawful for any person owning the same, or with the same, whether similar to or different from the ways above specified, at any time or times hereafter. Any such power and authority granted to the Trustee shall not be limited by the user thereof, but may be exercised by it from time to time and as often as occasion may arise with respect to all or any part of the trust property.

In no case shall any person 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, rent or money borrowed or advanced on said premises, or be obliged to see to the terms of this trust and said trust instrument, 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 kind of 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 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, lease or other instrument, and (d) if the conveyance is made by a successor or successor-in-law, that such successor or successor-in-law has been properly appointed and are fully vested with all the title, estate, rights, powers, authorities, duties and obligations of his, 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 said Trustee shall not be required to provide the trust agreement or a copy thereof or any extracts therefrom, as evidence that any transfer, charge or other dealing involving said registered lands is in accordance with the true intent and meaning of the trust.

And the said grantor S hereby release and waive all rights under and by virtue of the homestead exemption laws of the State of Illinois.

IN WITNESS WHEREOF, the grantor S aforesaid have hereunto set their hand S and seal S this 27th day of March, 1973

(SEAL) James Ruzicka (SEAL) Alice J. Ruzicka (SEAL) (SEAL)

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STATE OF Illinois
COUNTY OF Cook) SS:

I, A. E. KUTA

a Notary Public in and for said County, in the State aforesaid, do hereby certify that James Ruzicka and Alice J. Ruzicka, his wife



_____ who _____ personally known to me to be the same person as 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 and deed 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 27th day of March, A. D. 1973

A. E. Kuta

Notary Public
Commission expires April 4, 1975

COOK COUNTY, ILLINOIS
FILED FOR RECORD

APR 2 73 13 03 AM

Lillian R. Olson
RECORDER OF DEEDS

22269812

CONVEYANCE IN TRUST
DEED

To
Continental Illinois National Bank
and Trust Company of Chicago,
AS TRUSTEE

Trust No.

Address of Property

Box 150

1-110
1-110

END OF RECORDED DOCUMENT