

DEED IN TRUST

22 340 930

The above space for recorder's use only

THIS INDENTURE WITNESSETH, THAT THE GRANTOR, HILDA KOLLMANN, who has never been married of the County of Cook and State of Illinois, for and in consideration of the sum of TEN AND NO/100 (\$10.00)-----Dollars(\$ 10.00), in hand paid, and of other good and valuable considerations, receipt of which is hereby duly acknowledged, Convey Quit Claims and Release unto COUNTY BANK AND TRUST COMPANY, an Illinois Corporation as Trustee under the provisions of a certain Trust Agreement, dated the 2nd day of May 19 73, and known as Trust Number 1555, the following described real estate in the County of Cook and State of Illinois, to-wit:

Parcel 1: Lot sixteen (16) in Block two (2) in the Resubdivision of the East half of original blocks eight (8) and eleven (11) and that part of Block seven (7) lying West of the right of way of the Pittsburg, Cincinnati and St. Louis Railroad, in the original Subdivision of the East quarter of Section twenty (20), Township thirty-seven (37) North, Range fourteen (14), East of the Third Principal Meridian;

and also

Parcel 2: Lots 21 and 22 in Block 12 in Placerdale, being a subdivision of the East half (E½) of the South East quarter (SE¼) of Section 20, Township 37 North, Range 14, East of the Third Principal Meridian,

TO HAVE AND TO HOLD the said real estate unto the above-named trust, 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 real estate or any part thereof, to dedicate parks, streets, highways or alleys and to vary any subdivision of part thereof, and to redivide 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 the title, 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 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 lease the term of 199 years, and to make, amend or modify any lease, or any part thereof, and to grant options to lease and options to renew leases and options to purchase the whole or any part of the premises and to contract respecting the manner of using the amounts 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 encumbering 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 holding 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 to whom said real estate or any part thereof shall be conveyed, 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 any successor in trust, or 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, or any successor in trust, in relation to said real estate shall be conclusive evidence in favor of every person (including the Registrar of Titles of said county) 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 provisions, conditions and limitations contained in this Indenture and in said Trust Agreement or in all amendments thereof, if any, and binding upon all persons claiming under or through the trustee, or any successor in trust, who were duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument and (c) if the conveyance is made to a successor or successors in trust, that such successor or successors in trust are bona fide purchasers for value and are fully vested with all the title, estate, rights, powers, authorities, duties and obligations of the trustee or trustees in trust.

This conveyance is made upon the express understanding and conditions that neither County Bank and Trust Company, individually or as Trustee, nor its successors or assigns in trust shall incur any personal liability or be subjected to any claim, judgment or decree for anything if or they or his or their agents or attorneys should or omit to do in or about the said real estate or under the provisions of this Deed of 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 independent instrument entered into by the trustee in connection with said real estate may be made, amended or modified by the trustee, in its own name, as trustee of an express trust and not individually (and the trustee shall have no obligation whatsoever to the beneficiaries of such contract, obligation or instrument unless except only so far as the trust property and funds in the actual possession of the trustee shall be available for the payment and discharge thereof). All persons and corporations 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 any of them shall be only in the earnings, avails and proceeds arising from the sale or any other disposition of said real estate, and such interest shall be deemed 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 in the net earnings, avails and proceeds thereof as aforesaid, the intention hereof being to vest in said County Bank and Trust Company 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 to register or to file 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 aforesaid has hereunto set her hand and seal this 2nd day of May 19 73.

Hilda Kollmann

STATE OF Illinois } I, the undersigned, a Notary Public in and for said County of Cook } County, in the State aforesaid, do hereby certify that HILDA KOLLMANN, who has never been married

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 she signed, sealed and delivered the said instrument as her 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 seal this 2nd day of May A. D. 19 73. Brenda J. Willis Notary Public. My commission expires October 24, 1974



This space for affixing Riders and Revenue Stamps. I hereby declare that this deed in trust represents a transaction exempt under provisions of Paragraph (e), Section 4, of the Real Estate Transfer Act.

Robert J. Kennedy

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UNOFFICIAL COPY

Shirley R. Chen

RECORDER OF DEEDS
COOK COUNTY ILLINOIS

MAY 29 PM 1 03
MAY-29-73 6 32 9 19 • 22340930 • A — Rec 5.00

Property of Cook County Clerk's Office

5.00

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END OF RECORDED DOCUMENT