

UNOFFICIAL COPY

DEED IN TRUST

23 44b 331

Form 191 Rev. 5-63

The above space for recorder's use only

THIS INDENTURE WITNESSETH, THAT THE GRANTOR, JOSEPH CARACCI

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, Conveys and grants 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 18 and 19 and Lots 30 to 48, both inclusive, in Block 2; Lots 7, 8, 9 and 31 in Block 3; Lots 3 to 8, both inclusive, and Lot 13 in Block 9; Lots 13 to 17, both inclusive, in Block 10; and Lots 21 and 28 in Block 11, all 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; ALSO Lots 3, 4, 5, 6, 7, 8, 9 and the North 25 feet of Lot 10 in Block 6; and Lots 1, 2, 3, the North 25 feet of Lot 4, the South 25 feet of Lot 4, the North half of Lot 5, the South 25 feet of Lot 5, the South half of Lot 6, the North 25 feet of Lot 6, and Lots 7, 8, 9, 10, 11 and 12 in Block 7, all in Allen's subdivision of the South half of the Northwest fractional quarter of Section 24, Township 37 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois; ALSO Lots 31 to 36, 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.

TO HAVE AND TO HOLD the said real estate with the appurtenances, unto the trustee, and for the use 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 maintain said real estate or any part thereof, to delineate tanks, streets, highways or alleys and to create any subdivision or part thereof, and to subscribe said real estate 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 title, estate, powers and appurtenances related in said Trustee, to donate, to dedicate, to mortgage, to lease 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 of the term of 99 years, and to renew or extend in future, and upon any terms and for any period or periods of time, not exceeding in the case of any single lease or renewal the term of 99 years, and to execute and deliver every such deed, trust deed, lease, mortgage or other instrument created in this Indenture and provisions thereof at any time or times hereafter, to contract to make leases and to grant options to lease and to execute and deliver every such deed, trust deed, lease, mortgage or other instrument, to partition or to exchange or interest in or about or statement appurtenant to said real estate or any part thereof, and to deal with said real estate and any 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, or any successor in trust, in relation to said real estate, or to any part thereof, be obliged to see that the terms of this Indenture have been complied with, or be bound to inquire into the authority, 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, or any successor in trust, in pursuance of said Indenture shall be conclusive evidence in favor of every person (including the Registrar of Titles of said county) relying upon or claiming under or in relation to said real estate or any part thereof, and shall be binding upon and enforceable by said Trustee, or any successor in trust, with full force and effect, (b) that such conveyance or other instrument, when delivered to the Registrar of Titles of said county, shall be a full and final discharge of said Trustee, or any successor in trust, with full force and effect, (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 created in this Indenture and provisions thereof, and that such successor or successors in trust have properly accounted and are fully vested with all the title, estate, powers, authorities, duties and obligations of his, 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 nor its agents or attorneys may do or omit to do in or about the said real estate or under the provisions of this Deed or any said Trust Agreement, or any of them, or for the purpose of determining in or about said real estate, say and all such liability being hereby expressly waived and released by the said Trustee, or any successor in trust, in respect to any deed, trust deed, lease, mortgage or other instrument created in this Indenture and provisions thereof, or any part thereof, or in or about the said real estate, say and all such liability being hereby expressly waived and released by the said Trustee, or any successor in trust, in respect to any deed, trust deed, lease, mortgage or other instrument created in this Indenture and provisions thereof, and that said Trustee, or any successor in trust, shall have and hold in the actual possession of the Trustee shall be applicable for the benefit of the said Trustee, or any successor in trust, and all persons and corporations whatsoever and whatever 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 revenues claiming under them or any of them shall be only in the earnings, rents 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 shall be deemed to be personal property for all purposes, and shall be subject to attachment, execution, seizure, garnishment, and sale in satisfaction of a judgment, and shall not be subject to the claims of creditors of the grantor or any other person, and the intention hereof being to vest in said real estate to each, but only an interest in earnings, rents and proceeds thereof, in and to all of the real estate above described.

If the title to any of the above real estate is now or hereafter retained, the Registrar of Titles is hereby directed not to register or use in the certificate of title or duplicate thereof, or otherwise, the words "in trust," or upon condition, or "with limitations," or words of similar import, in accordance with the statute in that behalf made and provided.

And the said grantor hereby covenants with S., and releases S., say and all rights or benefits under and by virtue of any and all statutes of the State of Illinois, providing for exoneration of bondsmen from said on execution of this Indenture.

In Witness Whereof, the grantor, aforesaid, has hereunto set his hand, and seal, this 13th day of February, 1976.

JOSEPH CARACCI

Mary S. Fontana, a Notary Public in and for said County of Cook, in the State aforesaid, do hereby certify that Joseph Caracci

personally known me to be the same person, whose name is subscribed to the foregoing instrument, appeared before me in person and acknowledged that he signed, sealed and delivered the same as his free and voluntary act, for the uses and purposes therein set forth, including the release and exoneration of bondsmen.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 1st day of April, A.D. 1976

Mary S. Fontana, Notary Public

American National Bank and Trust Company of Chicago

Prepared by: B.A. Fried, 134 N. LaSalle, Chicago, Ill.

64 18-573

Exempt under provisions of Par. e, Sec. 4, Real Estate Transfer Tax Act 2/13/76 and other stamps

This space for affixing stickers and Revenue Stamps

Stamp area containing '10.00' and '23 44b 331' document number.



UNOFFICIAL COPY

COOK COUNTY CLERK
FILED FOR RECORD
APR 9 '76 12 43 PM

*23446301

Property of Cook County Clerk's Office

END OF RECORDED DOCUMENT