

UNOFFICIAL COPY

6358425 UC

DEED IN TRUST

23 472 913

Form 101 Rev. 11-71

The above space for recorder's use only

THIS INDENTURE WITNESSETH, THAT THE GRANTOR, CHRISTINA A. TOMCZAK 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, Convey and Warrant unto AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, a national banking association whose address is 33 No. LaSalle Street, Chicago, Illinois, as Trustee under the provisions of a certain Trust Agreement, dated thineteenth day of April 1976, and known as Trust Number 38304 the following described real estate in the County of Cook and State of Illinois, to wit:

PARCEL 1, 2 and 3, as described in the attached Rider made a part hereof

TO HAVE AND TO HOLD the said real estate with the appurtenances, unto the trusts, and for the uses and purposes herein and in said Trust Agreement as foeth

Full power and authority is hereby granted to said Trustee to improve, manage, interest and subdivide said real estate or any part thereof, to dedicate parks, streets, highways or alleys to create any subdivisions 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 lease 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, powers, rights and authorities vested in said Trustee, to declare, 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 term or terms of time, not exceeding in the case of any single lease the term of 99 years, and to renew or extend leases upon any terms and for any period of time and to amend, change or modify leases and the same and provisions thereof at any time or times hereafter, to contract to make leases and to give 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 fixing the amount of present or future rentals in partition or to exchange said real estate, or any part thereof, for other real or personal property, to grant easements or coveys 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 should be lawful for any person owning the same to deal with in 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 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 deed have been complied with, or be obliged to inquire into the authority, necessity or expediency of any act of said Trustee, or be obliged or privileged to insert 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, (as that at the time of the delivery thereof the trust created by this Indenture and the Trust Agreement was in full force and effect, (2) 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 all amendments thereof, if any, and binding upon all beneficiaries thereunder, (3) 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 (4) if the conveyance is made to a successor or successors in trust, that such successor or successors in trust have been properly appointed and qualified with all the title, rights, powers, authorities, duties and obligations of its his or their predecessor in trust.

This conveyance is made upon the express understanding and conditions that neither American National Bank and Trust Company, 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, and nothing if or any of its or their agents or attorneys may do or omit to do in or about said real estate or under the provisions of this deed or said Trust Agreement or any amendment, contract, obligation or indebtedness incurred or entered into by the Trustee in connection with said real estate has been entered into in the name of the Trust beneficiaries under said Trust Agreement as their attorney in fact, herein irrevocably appointed for such purposes, or, at the election of the Trustee, in his 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 persons and corporations whomsoever 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 vest in the surviving, heirs 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 life or interest, legal or equitable, in or to said real estate or such, but only an interest in the earnings, profits and proceeds thereof as aforesaid the interest hereunder being to vest in said American National Bank and Trust Company of Chicago the entire trust and principal thereof, for so long as the interest hereunder shall be so vested.

If the title to any of the above real estate is from or hereafter retained the Registrar of Titles is hereby directed not to register or note in the official 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 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 26th day of April 1976

Christina A. Tomczak

STATE OF Cook, I, John J. McCarthy, a Notary Public in and for said County of Illinois, do hereby certify that Christina A. Tomczak

personally known to me to be the same person whose name is subscribed to the foregoing instrument, she 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 26th day of April Deed prepared by John J. McCarthy Member, Illinois Bar My commission expires 9/21/78

American National Bank and Trust Company of Chicago Box 221

For information only insert street address of above described property.

STATE OF ILLINOIS

SEAL STATE OF CHICAGO

23 472 913

CHICAGO

11 00

UNOFFICIAL COPY

6358625 UC

Form B
Title
of
of
in
and
At
th

1428 3022

RIDER ATTACHED TO AND MADE PART OF DEED
IN TRUST, EXECUTED BY CHRISTINA A. TOMCZAK,
ON APRIL 26, 1976

PARCEL 1:

Unit No. 1010 in the 2400 Lakeview Condominium as delineated on Survey of certain Lots, or Parts thereof and Part of a Private Alley in Baird's Lincoln Park Addition to Chicago, a Subdivision in the South East corner of the South West $\frac{1}{4}$ of Section 28, Township 40 North, Range 14 East of the Third Principal Meridian, (hereinafter referred to as 'Parcel'), which Survey is attached as Exhibit 'A' to Declaration of Condominium made by American National Bank and Trust Company of Chicago, as Trustee under Trust Agreement dated October 1, 1973 and known as Trust Number 32452 and recorded in the Office of the Recorder of Deeds in Cook County, Illinois as Document 22583611 together with an undivided, 173 per cent interest in said Parcel (excepting from said Parcel all the property and space comprising all the Units thereof as defined and set forth in said Declaration and Survey.)

PARCEL 2:

Easement for the benefit of Parcel 1 as created by Grant recorded August 15, 1891 as Document 1520807 for the Passageway over the East 12 Feet of Lot 8 (except the East 6 Feet of Lot 8 lying West of and adjoining said Lots 1 and 3 in the Subdivision of Lots 1 and 2 in Andrew E. Leicht's Subdivision of Lots 9 and 10 in Baird's Lincoln Park Addition) to Chicago, being a Subdivision in the South West $\frac{1}{4}$ of Section 28, Township 40 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois

PARCEL 3:

Easement for the benefit of Parcel 1 as created by Grant recorded August 15, 1891 as Document 1520807 for the Passageway over the East 12 Feet of Lot 8 (except the East 6 Feet of Lot 8 lying West of and adjoining Lot 1 in the Subdivision of Lots 1 and 2 in Andrew E. Leicht's Subdivision of Lots 9 and 10 in Baird's Lincoln Park Addition) to Chicago, a Subdivision of the South West $\frac{1}{4}$ of Section 28, Township 40 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois

23 472 913

UNOFFICIAL COPY

COOK COUNTY, ILL. NOW
FILED FOR RECORD

William L. Carter
Recorder of Deeds

MAY 4 1 50 PM '76

#23472913

Property of Cook County Clerk's Office

END OF RECORDED DOCUMENT