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98

WARRANTY DEED IN TRUST

31 66 101 005
807

COOK COUNTY, ILLINOIS
FILED FOR RECORD

MAY 6 12 38 PM '75

23 475 826

*23475826

Form 91

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantors, HENRY P. DE YOUNG and PEARL DE YOUNG, his wife, ANTHONY P. DE YOUNG and BERTHA DE YOUNG, his wife, CORNELIUS P. DE YOUNG and JEANETTE DE YOUNG, his wife, and JOHN P. DE YOUNG and BERTHA DE YOUNG, his wife, of the County of Cook and State of Illinois for and in consideration of TEN AND NO/100 (\$10.00) Dollars, and other good and valuable considerations in hand paid, Convey and warrant unto the CHICAGO TITLE AND TRUST COMPANY, a corporation of Illinois, as Trustee under the provisions of a trust agreement dated the 8th day of April 1976, known as Trust Number 1067644, the following described real estate in the County of Cook and State of Illinois, to-wit:

11.00

THE NORTH 40 ACRES OF THE SOUTH WEST QUARTER OF THE NORTH EAST QUARTER OF SECTION 6, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN NORTH OF INDIAN BOUNDARY LINE AND THAT PART OF THE EAST 203.19 FEET OF THE SOUTH HALF OF THE NORTH WEST QUARTER OF SECTION 6, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, NORTH OF INDIAN BOUNDARY LINE LYING EAST OF THE EAST LINE OF OAK PARK AVENUE (EXCEPTING THEREFROM THAT PART OF THE SOUTH WEST QUARTER OF THE NORTH EAST QUARTER OF SECTION 6, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: A TRACT OF LAND COMMENCING OF THE NORTH EAST CORNER OF SAID SOUTH WEST QUARTER OF THE NORTH EAST QUARTER THENCE SOUTH ON SAID EASTERLY LINE OF THE SOUTH WEST QUARTER OF THE NORTH EAST QUARTER 200 FEET THENCE NORTH WESTERLY TO A POINT ON THE NORTH LINE OF THE SOUTH WEST QUARTER OF THE NORTH EAST QUARTER 400 FEET WEST FROM THE NORTH EAST CORNER AFORESAID, THENCE EAST 400 FEET TO THE POINT OF BEGINNING AND ALSO EXCEPTING THEREFROM A PART OF THE EAST 203.19 FEET OF THE SOUTH HALF OF THE NORTH WEST QUARTER OF SECTION 6 NORTH OF THE INDIAN BOUNDARY LINE IN TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH LIES EAST OF THE EAST LINE OF OAK PARK AVENUE DESCRIBED AS FOLLOWS: BEGINNING ON THE NORTH LINE OF SAID HALF QUARTER SECTION 153.19 FEET WESTERLY FROM THE NORTH EAST CORNER OF SAID HALF QUARTER SECTION WHICH POINT OF BEGINNING IS ON THE EAST LINE OF OAK PARK AVENUE, THENCE 45 FEET EASTERLY ALONG SAID NORTH LINE, THENCE SOUTH 01 DEGREES 23 MINUTES 33 SECONDS EAST 630 FEET, THENCE SOUTH 08 DEGREES 59 MINUTES 33 SECONDS EAST 453.98 FEET, THENCE SOUTH 01 DEGREES 23 MINUTES 33 SECONDS EAST 100.14 FEET TO THE SOUTH LINE OF THE OWNER'S PROPERTY, THENCE 105 FEET WESTERLY ALONG SAID SOUTH LINE TO THE EAST LINE OF OAK PARK AVENUE, THENCE 1179.50 FEET NORTHERLY ALONG THE EAST LINE OF OAK PARK AVENUE, INCLUDING ANY VACATED STREET AND/OR ALLEY, CONTAINING 1.66 ACRES MORE OR LESS) ALL IN COOK COUNTY, ILLINOIS.

66-46-101-005

23 475 826

Clerk's Office

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See legal description attached.

This instrument prepared by
JOHN M. VAN DER AA
ATTORNEY AT LAW
16230 LOUIS AVENUE
SOUTH HOLLAND, ILLINOIS 60473

Address of grantee: 111 W. Washington Street, Chicago, IL 60602

TO HAVE AND TO HOLD the said premises with the appurtenances upon the same 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 premises or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision of part thereof, and to redivide said property 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 premises 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 said property, or any part thereof, to lease said property, or any part thereof, from time to time, or possession or reversion, by leases to commence in present or 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 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 easement appurtenant to said premises or any part thereof, and to deal with said property and every 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 in relation to said premises, or to whom said trustee or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obliged to see that the terms of this trust have been complied with, 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 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, lease, mortgage or other property appointed and are fully vested with all the title, estate, rights, powers, authorities, duties and obligations of the trustee 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 and 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 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 the exemption of homesteads from sale on execution or otherwise.

In Witness Whereof, the grantor, S aforesaid have hereunto set their hand, S and seal S

this 12th day of April, 1976

Henry P. De Young (SEAL) Cornelius P. De Young (SEAL)

Pearl De Young (Seal) Jeanette De Young (Seal)

Anthony P. De Young (Seal) John P. De Young (Seal)

Bertha De Young (SEAL) Bertha De Young (SEAL)

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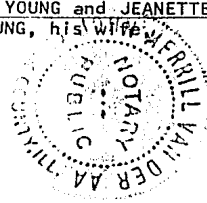
Bertha De Young (SEAL) Bertha De Young (SEAL)

Bertha De Young (SEAL) Bertha De Young (SEAL)

Bertha De Young (SEAL) Bertha De Young (SEAL)

This space for affixing Riders and Revenue Stamps
NO TAXABLE CONSIDERATION
I hereby declare that the attached deed represents a transaction exempt under provisions of Paragraph d Section 4, of the Real Estate Transfer Tax Act

23 475 826
Document Number



John Merrill VanDer Aa
Notary Public

Chicago Title and Trust Co.
Box 533

For information only insert street address of above described property.

UNOFFICIAL COPY

Property of Cook County Clerk's Office

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK

JOHN M. VAN DER AA, being first duly sworn, on oath deposes and says:

1. Affiant resides at 445 E. 163rd Street, South Holland, Illinois.

2. That he is the agent of the grantor in a deed dated the 12th day of April, 1976, conveying the premises described in said deed attached hereto.

3. That the instrument aforesaid is exempt from the provisions of "An Act to Revise the Law in Relation to Plats", approved March 31, 1874, as amended, for the reason that the conveyance is of an existing parcel or tract of land.

Further affiant sayeth not.

John M. Van Der Aa
John M. Van Der Aa

Subscribed and sworn to before me this 27th day of April, A. D. 1976.

23 475 826

Florence P. Martin
Notary Public
FLORENCE P. MARTIN
NOTARY PUBLIC
COOK COUNTY, ILL.

END OF RECORDED DOCUMENT