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WARRANTY DEED IN TRUST

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THIS INDENTURE WITNESSETH, That the Grantor, ANNETTE S. ANAST, an unmarried female of the County of Cook and State of Illinois, for and in consideration of the sum of Ten and no/100 Dollars (\$10.00), in hand paid, and of other good and valuable considerations, receipt of which is hereby duly acknowledged, Convey S. and Warrant S. unto MIDWEST BANK AND TRUST COMPANY, a banking corporation duly organized and existing as a banking corporation under the laws of the State of Illinois, and duly authorized to accept and execute trusts with the State of Illinois, as Trustee under the provisions of a certain Trust Agreement, dated the 27th day of April 1976, and known as Trust Number 76-04-1122, the following described real estate in the County of Cook and State of Illinois, to-wit:

10.00

LOTS 9 AND 10 IN BLOCK 3 IN HIELD'S SUBDIVISION OF BLOCKS 1 TO 6 AND 9 TO 12 INCLUSIVE, OF FALCONER'S ADDITION TO CHICAGO A SUB-DIVISION OF THE NORTH 1/2 OF THE NORTH EAST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN.

Exempt under provisions of Paragraph 6, Section 4, Real Estate Transfer Tax Act.

5/6/76 Date Anthony J. Diasio Buyez, Seller or Representative

64 20 651

SUBJECT TO Real estate taxes for 1975 and subsequent years.

TO HAVE AND TO HOLD the said real estate with the appurtenances, upon the trusts, 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 vacate any subdivision of part thereof, and to resubdivide said real estate as often as desired, to contract to grant options to purchase, in sell or any terms, with or without consideration, to convey and 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 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 demise the term of 99 years, and to renew or extend leases upon any terms and for any period or periods of time, 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 real estate, or any part thereof, for other property, or to be bound to see that the terms of any kind, to release, convey or assign any right, title or interest in or about or appurtenant to any 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 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 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 bound 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 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 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, (c) 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, (d) 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, (e) 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 (d) that the conveyance in made to a successor or successors in trust, that such successor or successors in trust have been properly appointed and are fully vested with all the title, estate, rights, powers, authorities, duties and obligations of its, his or their predecessor in trust.

This conveyance is made upon the express understanding and condition that neither The Midwest Bank and Trust Company, Individually or as Trustee, nor its successors or successors in trust shall incur any personal liability or be subjected to any claim, judgment or decree for anything it or they or its or their agents or attorneys may do or omit to do in or about the said real estate or under the provisions of this Deed or 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 and the only contract obligation or liability incurred or incurred into or to said real estate as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid, the intention hereof being to vest in said The Midwest 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 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 produce the said Agreement or a copy thereof, or any extracts therefrom, as evidence that any transfer, charge or other dealing involving the registered lands is in accordance with the true intent and meaning of the trust.

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 aforesaid has hereunto set Her hand and seal this 27th day of April 1976. ANNETTE S. ANAST

State of Illinois I, ANTHONY J. DIASIO, a Notary Public in and for said County, in County of COOK ss. the state aforesaid, do hereby certify that ANNETTE S. ANAST is unmarried female

This instrument was prepared by Edward I. Rosen 4051 Old Orchard Rd Skokie, Il. 60076

personally known to me to be the same person whose name is she signed, sealed and delivered the said instrument as her 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 notarial seal this 6th day of May 1976 Anthony J. Diasio Notary Public



mail To ADDRESS OF GRANTEE: Midwest Bank and Trust Company 1606 N. Harlem Avenue Elmwood Park, Illinois 60635

3030 N. Cicero Avenue, Chicago 533 For information only insert street address of above described property.

I HEREBY DECLARE THAT THE ATTACHED DEED REPRESENTS A TRANSACTION EXEMPT FROM TAXATION UNDER THE CHICAGO TRANSACTION TAX ORDINANCE IN PARAGRAPH (S) OF SECTION 2001-2B6 OF SAID ORDINANCE 5/6/76 Anthony J. Diasio and VP

This space for affixing fiduciary and Revenue Stamps

NO TAXABLE CONSIDERATION

23 478 579

UNOFFICIAL COPY

COOK COUNTY, ILLINOIS
FILED FOR RECORD

MAY 10 10 14 AM '75

William R. Williams
RECORDED 5/10/75

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Property of Cook County Clerk's Office

END OF RECORDED DOCUMENT