

DEED IN TRUST (WARRANTY)

23 485 099

(The Above Space For Recorder's Use Only)

THIS INDENTURE WITNESSETH, that the Grantor s. Robert J. Wirth and Maryann M. Wirth, his wife 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 and Warranty unto First State Bank & Trust Company of Park Ridge, an Illinois banking corporation of Park Ridge, Illinois, and duly authorized to accept and execute trusts within the State of Illinois, as Trustee under the provisions of a certain Trust Agreement, dated the 22nd day of April, 1976, and known as Trust Number 236, the following described real estate in the County of Illinois and State of Illinois, to-wit:

LOT THREE (3) Block Five (5) In the subdivision of Blocks 3,4,5 and 8 in Meyer's Cumberland Woods Addition to Park Ridge, being a Subdivision of the East Half (1/2) of Lot One (1) of the Northwest Quarter (1/4) of Section 2, Town 40 North, Range 12, East of the Third Principal Meridian (except the North 183 feet of that portion of said Lot One (1) lying East of a line 362.84 feet North Westerly of the Easterly line of Cumberland Avenue, as laid out, said 362.84 feet being measured on the North and South Lines of said 183 feet together with vacated Frances Parkway, Chester Ave. and Greenwood Ave..

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, or any successor in trust, at any time or times 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 or part thereof, and to resubdivide 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 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 leases to commence in the present or in the 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 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 lease the whole or any part of the reversion and to contract respecting the manner of fixing the amount of present or future rentals, to grant easements or charges 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 as for such other considerations as 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, be liable 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 to be obliged to see that the terms of the trust have been complied with, or be obliged to inquire into the authority, capacity 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 except as herein provided, no 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 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 Deed 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 herein and in said Trust Agreement or in all amendments thereof, if any, and in conformity with all beneficiaries thereunder, (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 and (d) if the conveyance is 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 his, his or their predecessor in trust.

This conveyance is made upon the express understanding and condition that the Grantor, neither 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 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, and all such liability being hereby expressly waived and released. Any contract, obligation or indebtedness incurred or entered into by a Trustee in connection with said real estate may be entered into by it in the name of the then beneficiaries under said Trust Agreement; their attorney-in-fact, hereby irrevocably appointed for such purposes, or at the election of the Trustee, in its own name, as Trustee, 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-whosoever 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 this or any of them shall be only in the earnings, rents and proceeds arising from the sale or any other disposition of the trust property, and each to said trust property as such, but only an interest in the earnings, rents and proceeds thereof as aforesaid, the intention hereof being to vest in the Trustee the entire legal and equitable title in fee simple, in and to all of the trust property above described.

If the title to any of the trust property 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 and seal this 22nd day of April, 1976. Robert J. Wirth [Seal] Maryann M. Wirth [Seal]

STATE OF Illinois COUNTY OF Cook

I, Peter A. Louton, a Notary Public in and for said County, in the State of Illinois, do hereby certify that Robert J. Wirth and Maryann M. Wirth, his wife personally known to me to be the same persons whose names subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they read, sealed and delivered the said instrument as their free and voluntary act for the purposes therein set forth, including the release and waiver of the right of homestead. GIVEN under my hand and Notarial Seal this 22nd day of April, 1976. Peter A. Louton [Seal] NOTARY PUBLIC

Document Prepared By: PETER A. LOUTON 3055 W. 111th STREET CHICAGO, ILLINOIS 60643 ADDRESS OF PROPERTY: Park Ridge, Illinois THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES ONLY AND IS NOT A PART OF THIS DEED SEND SUBSEQUENT TAX BILLS TO

RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE STATE OF ILLINOIS IN AND FOR THE COUNTY OF COOK. SECTION 4, 11476

DOCUMENT NUMBER 23 485 099

UNOFFICIAL COPY

Peter A. Lantos  
3655 W. 111th St  
Chicago, Ill. 60655



Property of Cook County Clerk's Office

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10<sup>00</sup> MAIL

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RETURN TO:  
First State Bank & Trust Company  
of Park Ridge  
607-11 Devon Avenue  
Park Ridge, Illinois 60068

TRUST NO. \_\_\_\_\_

DEED IN TRUST  
(WARRANTY DEED)

TO  
First State Bank & Trust Company  
of Park Ridge  
Park Ridge, Illinois  
TRUSTEE.

18711 1241 212 282 282 282

END OF RECORDED DOCUMENT