

# UNOFFICIAL COPY

23 504 930

GRANTEE'S ADDRESS: 2446 SOUTH CICERO AVENUE  
CICERO, ILLINOIS 60650

This Indenture Witnesseth, That the Grantor HAROLD DONNEGAN, a bachelor,

of the County of Cook and State of Illinois for and in consideration of ONE (\$1.00) & 00/100 Dollars, and other good and valuable considerations in hand paid. Conveys and Warrants unto the Cicero State Bank, a banking corporation of Illinois, duly authorized to execute trusts, as Trustee under the provisions of a trust agreement dated the first day of June 1976, known as Trust Number 2593, the following described real estate in the County of Cook and State of Illinois,

to-wit:  
Lot 13 and the North half of Lot 14 in Block 21 in West Pullman, a subdivision in the North West quarter of the West half of the North East quarter of Section 28, Township 37 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Commonly known as 12030 S Harvard Street, Chicago 60628

TO HAVE AND TO HOLD the said premises 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 premises or any part thereof, to dedicate parks, streets, highways or alleys and to execute any subdivision or part thereof, and to resubdivide 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, in possession or reversion, by leases to commence in praesenti or in futuro, 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 premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obliged to see that the application of any purchase money, rent, or money borrowed or advanced on said premises, or 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 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 its, his 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 only 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 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 the said grantor hereby expressly waives and releases any and all right of 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 his hand and seal this first day of June 1976.

(SEAL)

Harold Donnegan (SEAL)

(SEAL)

(SEAL)

23 504 930

# UNOFFICIAL COPY

RECORDED BY CLERK  
COOK COUNTY ILLINOIS

*Henry R. Olson*  
1976 JUN 1 PM 4 00

STATE OF ILLINOIS } ss. JUN-1 -76 1 9 9 7 6 0 23504930 A Rec 10.15  
COUNTY OF COOK } I, *Solel Donagan*

a Notary Public in and for said County, in the State aforesaid, do hereby certify that  
**HAROLD DONNEGAN, a bachelor,**

personally known to me to be the same person whose name is  
subscribed to the foregoing instrument, appeared before me this day in person  
and acknowledged that he signed, sealed and delivered the said instrument  
as his 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 notarial seal this  
1st day of June A. D. 1976

*Solel Donagan*  
Notary Public.

Property of Cook County Clerk's Office

10<sup>00</sup> MAIL

Exempt from payment of Real Estate Transfer Tax under Section 4. Real Estate Transfer Tax Act.

*June 1, 1976*  
Date Buyer, Seller or Representative

23504930

except where provided in Paragraph E, Section 2-A.1(a) or under provisions of Paragraph Section 200.1-4B of the Chicago Transaction Tax Ordinance

*June 1, 1976*  
Date *Solel Donagan*  
Buyer, Seller or Representative



Deed in Trust  
WARRANTY DEED

Mail to

TO  
CICERO STATE BANK  
TRUSTEE

2446 South Cicero Ave  
Cicero, Ill, 60650

TRUST NO 2593

END OF RECORDED DOCUMENT