

WARRANTY DEED IN TRUST

23 535 520

RECORDER OF DEEDS  
COOK COUNTY ILLINOIS

JUN 25 PM 2 17

JUN-25-76 2 12 55 8 • 23535520 - A - Rec

10.00

Form 304 WSB

THE ABOVE SPACE FOR RECORDERS USE ONLY

THIS INDENTURE WITNESSETH, That the Grantors,

Frantz Etienne and Claudette Etienne, his wife,  
as joint tenants

of the County of Cook and State of Illinois for and in consideration of (\$10.00) Ten and no/100 Dollars, and other good and valuable considerations in hand paid, Convey and warrant unto the MICHIGAN AVENUE NATIONAL BANK OF CHICAGO, a National Banking Association, as Trustee under the provisions of a trust agreement dated the 22nd day of June 19 76 known as Trust Number 2681, the following described real estate in the County of Cook and State of Illinois, to-wit:

Lot 14 in Block 12 in Hugh Maginnis 95th Street Subdivision of the East half of the West half of the North East quarter of fractional Section 12, Township 37 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois

Permanent Tax No. 25-12-201-040

THIS INSTRUMENT WAS PREPARED BY  
MICHIGAN AVENUE NATIONAL BANK  
OF CHICAGO  
30 NORTH MICHIGAN AVENUE  
CHICAGO, ILLINOIS

BY

10.00

TO HAVE AND TO HOLD the said premises unto 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 vacate any subdivision or part thereof, and to resubdivide said property as often as desired, to contract to sell, to grant, 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 present or 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, in contract to make leases and to grant options to lease and options to renew leases and options to purchase 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, and to grant options to grant easements or charges of any kind, to release, to 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, as to or 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 to 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, 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 to the said and binding upon all beneficiaries thereunder, (c) that said trustee was duly authorized and empowered to execute and deliver or cause each 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 Title 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 grantors hereby expressly waive and release any and all right of homestead under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale or execution or otherwise.

In Witness Whereof, the grantors aforesaid have hereunto set their hands and seals this 22nd day of June 19 76

Frantz Etienne (Seal)  
Claudette Etienne (Seal)

Illinois, I, the undersigned, a Notary Public in and for said County in the state aforesaid, do hereby certify that Frantz Etienne and Claudette Etienne, his wife, as joint tenants



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 they signed, sealed and delivered the said instrument as their 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 22nd day of June 19 76

My Commission Expires October 23, 1978

Patricia L. Musarozyski  
Notary Public

Mtd. by MICHIGAN AVENUE NATIONAL BANK  
30 North Michigan Avenue  
Chicago, Illinois 60602  
Box 764

5920 S. Clyde Avenue, Chicago, Ill.

For information only insert street address of above described property.

Exempt under provisions of paragraph 4, Section 4, Real Estate Transfer Tax Act, 625-76  
Date: 6/25/76  
Revised 6/25/76

23535520  
Document Number