

# UNOFFICIAL COPY

QUIT CLAIM

~~QUIT CLAIM~~ DEED IN TRUST

COOK COUNTY, ILLINOIS  
FILED FOR RECORDS

23 553 018

*William H. ...*  
Clerk

Jul 9 1 46 PM '75

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THIS INDENTURE WITNESSETH, That the Grantor, Annette S. Anast, a spinster  
of the County of Cook and State of Illinois, for and in consideration  
of the sum of Ten & 00/100 Dollars (\$10.00),  
in hand paid, and of other good and valuable considerations, receipt of which is hereby duly acknowledged, Convey  
and ~~grant~~ 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  
18th day of June 1976, and known as Trust Number  
76-06-1765, the following described real estate in the County of Cook and State  
of Illinois, to-wit:

10<sup>00</sup>

SEE RIDER ATTACHED

This Rider is attached to and forms part of certain Quit Claim Deed in Trust, dated  
executed by Midwest Bank & Trust Company, Trustee, u/t/a  
#76-06-1765:

The 202 is delineated in the Survey of the following described Parcel  
of the State of Illinois:

Lots 18 and 19 in Block 15 in Railroad Addition to Town of Harlow  
in the Southeast Quarter of Section 12, Township 39 North, Range  
12, East of the Third Principal Meridian, in Cook County, Illinois;  
and

which Survey is attached and filed as Exhibit "A" to the Declaration made by  
Keybank-Prudential State Bank, as Trustee, under Trust Number 3014, re-  
corded in the Office of the Recorder of Deeds, Cook County, Illinois,  
as Document 238625, together with its 3.038% undivided percentage  
interest in the common elements set forth in said Declaration.

Grantor also hereby grants, as Trustee, its successors and assigns, all  
rights and easements appurtenant to the above-described real estate, the  
rights and easements for the benefit of said property set forth in the  
Declaration made by Midwest Bank and Trust Company, as Trustee, recorded in  
the Office of the Recorder of Deeds, Cook County, Illinois, as Document  
1902-99 and Grantor hereby grants, herself, its successors and assigns, the  
rights and easements set forth in said Declaration for the benefit of  
the real estate property described herein.

This deed is subject to all covenants, conditions, restrictions, conditions,  
easements and provisions contained in said Declaration the same as  
expressed and provided in said Declaration, were recited and stipulated  
in said Declaration.

Property of Cook County Clerk's Office

1096142151

23 553 018

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This Instrument Prepared By:  
Robert Figarelli  
Midwest Bank & Trust Company  
1606 North Harlem Avenue  
Elmwood Park, Illinois 60635

SUBJECT TO

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 in vacate any subdivision or part thereof; and to redivide 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 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, in present or in future, and upon any terms and for any part 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 part or periods of time and to amend, change or modify leases and the terms and profits thereof, and 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 partition or to exchange said real estate, 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 appurtenant to said real estate, or any part thereof, and to do all things which may be necessary or proper to carry out the purposes of this instrument and the Trust Agreement.

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 or see to the application of any purchase money, rent or money borrowed or advanced on said real estate or be obliged to see that the terms of this trust have been complied with, or be obliged 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 instrument, and this instrument shall be full force and effect, (a) that at the time of the delivery thereof the trust, conditions and limitations contained in this instrument and in said Trust Agreement and in said Trust Agreement or other instrument was executed in accordance with the trusts, conditions and limitations contained in this instrument and in said Trust Agreement and in said Trust Agreement or other instrument, if any, and binding upon all beneficiaries in trust, and (b) that said Trustee, or any successor in trust, was duly authorized and empowered to execute and deliver every such deed, trust deed, mortgage or other instrument and that 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 the said Trustee, or any successor in trust.

The interest of each and every beneficiary hereunder and under said Trust Agreement as if of all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale of any other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary hereunder shall have any title, estate, legal or equitable, in or to said real estate as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid, the interest herein being in vesting in said real estate as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid, the interest herein being in vesting in said real estate as such.

If the title to any of the above real estate is now or hereafter registered in the Registrar of Titles of any county by deed not to register or note in the certificate of title or duplicate thereof, or memorial, the words "in trust" or "upon conditions" or "with limitations" or "with limitations" or "with limitations" in similar import, in accordance with the trusts and provisions, and said Trustee, or any successor in trust, shall be required to produce the said Agreement or a copy thereof, or any extracts therefrom, as evidence that any transfer, charge or other deed or instrument purporting to produce the said interest 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 and all claims of any and all persons claiming under them or any of them, and the said grantor hereby expressly waives and releases any and all right or benefit and all claims of any and all persons claiming under them or any of them, and the said grantor hereby expressly waives and releases any and all right or benefit and all claims of any and all persons claiming under them or any of them, and the said grantor hereby expressly waives and releases any and all right or benefit and all claims of any and all persons claiming under them or any of them.

In Witness Whereof the grantor aforesaid has hereunto set her hand and seal this 24th day of June 1976  
Catherine J. Lombardi, Notary Public in and for said County in the State of Illinois, do hereby certify that Annette S. Anast is a spinster

State of Illinois Cook County  
Catherine J. Lombardi, Notary Public in and for said County in the State of Illinois, do hereby certify that Annette S. Anast is a spinster

Midwest Bank and Trust Company  
Elmwood Park, Illinois

This is for Illinois, Federal and Revenue Stamp  
Exempt under Provisions of Paragraph 5, Section 4, Real Estate Transfer Tax Act  
Buyer, Seller or Representative  
Date 6-29-76  
Annette S. Anast

22-553-018

END OF RECORDED DOCUMENT