

UNOFFICIAL COPY

QUIT CLAIM
DEED IN TRUST

Annette S. Anast 23 554 519

RECORDED IN BOOK
COOK COUNTY

JUL-12-76 2 20525 • 23554519 • A — Rec 10.00

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 ~~release~~ ^{Quit Claim} 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
14th day of June, 1976, and known as Trust Number
76-06-1764, the following described real estate in the County of Cook and State
of Illinois, to-wit:

Lot Nineteen (19) and Lot Twenty (20) in George F. Nixon & Company's
Civic Center Addition to Westchester, in the East Half (1/2) of the
South East Quarter (1/4) of Section 20, Township 39 North, Range 12,
East of the Third Principal Meridian, in Cook County, Illinois.***

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

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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 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 in trust all of the title, estate,
powers and authorities vested in said Trustee, to donate, to dedicate, in mortgaged, 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 person or reversion, by leases to commence in present or in
future, and 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 regarding the matter of leasing the amount of present or future rentals,
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 encumbrance upon said 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 herein specified, at any time or times hereafter.

In no case shall any party dealing with said Trustee, or any successor in trust, or any person claiming to be a purchaser, or to whom said real estate
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 obliged 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, (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, and 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, (b) 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 (c) 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.

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 in connection with this
Deed or said Trust Agreement or any amendment thereof, or for injury to person or property happening in or about said real estate, and all
all such liability being hereby expressly waived and released. Any contract, obligation or indebtedness incurred or entered into by the Trustee in
connection with said real estate may be entered into by it in the name of the then beneficiary under said Trust Agreement, as their attorney-
in-fact, hereby irrevocably appointed for such purposes, or at the election of the Trustee, in its own name, as Trustee of 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 whomsoever and whatsoever shall be charged with notice of the condition from the date of the filing of record of
this Deed.

The interest of each and every beneficiary hereunder and under said Trust Agreement and of all persons claiming under them or any
of them shall be only in the earnings, profits 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 or interest, legal or equitable, in or to said real
estate as such, but only an interest in the earnings, profits and proceeds thereof as aforesaid, the intention hereof being to vest in said
Midwest Bank and Trust Company the entire legal and equitable title to the same, in and to all of the real estate above described.

If the title to any of the above real estate is now or heretofore 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 "such conditions" 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 of 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 21st day of June 1976.
Annette S. Anast (SEAL)

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

MAIL TO
MIDWEST BANK AND TRUST COMPANY
1606 NORTH HARLEM AVENUE
ELMWOOD PARK, ILLINOIS 60635

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
she signed, sealed and delivered the said instrument as her 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 official seal this 9th day of July 1976
Catherine J. Lombardi

Midwest Bank and Trust Company
1606 North Harlem Avenue
Elmwood Park, Illinois

Exempt under provisions of Paragraph 4, Section 4,
Real Estate Transfer Tax Act.
Date 7/19/76
Buyer, Seller or Representative
Stamp: Stamp required per section 10-10-10 of the Code

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