

WARRANTY DEED IN TRUST
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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 and no/100 Dollars (\$ 10.00), in hand paid, and of other good and valuable considerations, receipt of which is hereby duly acknowledged, Conveyed and Warrant 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 16th day of August, 1976, and known as Trust Number 76-08-1801, the full and described real estate in the County of Cook and State of Illinois, to-wit:

Lot 13 (except the last 3 feet thereof) and the East 13 feet of Lot 14, in Block 6 in Walter S. Baltis Mayfair Park Unit Number 1, a Subdivision in the West 1/4 of Section 29, Township 39 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois.

This instrument prepared by Barbara Love
Midwest Bank and Trust Company
1606 North Harlem Avenue
Elmwood Park, IL 60635

10.00

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 redivide said real estate as often as desired, to contract to sell, to grant options to purchase, to sell on any terms, to contract 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, to lease and real estate, or any part thereof, from time to time, in possession or reversion, by lease to commence in present or in future, and upon any terms and for any period or periods of time, not exceeding in the case of any single dealing 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 purchase and to purchase the whole or any part of the reversion and to contract for the amount of fixing the amount of present or future rentals, to purchase 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 deal with said real estate and every part thereof in all other ways and for other considerations as it would be lawful for any person owning the same to deal with the same, whether a minor or otherwise 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, 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 to see to the application of any purchase money, rent or money borrowed or advanced on said real estate, or be obliged to see to the terms of this trust have been complied with, or be obliged to inquire into the authority or competency 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 deed, mortgage, lease or other instrument, (as the case may be) of the delivery thereof to 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 trust, 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, (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 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, in its capacity 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 hereinafter or hereafter being used in said real estate, and 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 beneficiaries under said Trust Agreement as their attorney-in-fact, hereby irrevocably authorized as attorney-in-fact 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 required for the payment and discharge thereof. All persons and corporations whatsoever 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 them or any of them shall be only in the earnings, assets and proceeds arising from the sale or 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, assets and proceeds thereof as aforesaid, the interest thereof being used in said Trust Agreement and Midwest Bank and Trust Company, the entire legal and equitable title in fee simple, in and to all of the real estate above described. If the title to any of the above real estate is now or hereafter registered, the Registrar of Titles shall be directed not to register or note in the certificate of title or duplicate thereof, or memorial, or 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 said Trustee shall not be required to produce the said Agreement or 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, provided for the exemption of amounts from sale as a condition or otherwise.

In Witness Whereof, the grantor aforesaid has hereunto set her hand and seal this 16th day of August, 1976.

Annette S. Anast (SEAL) (SEAL) (SEAL) (SEAL)

State of Illinois s. Marie Madorno a Notary Public in and for said County, in County of Cook do hereby certify that Annette S. Anast a spinster

personally known to me to be the exact person, whose name is set forth in the foregoing instrument, appeared before me this day in person and acknowledged that she signed, sealed and delivered the said instrument as her own voluntary act, for the use and purpose therein set forth, including the release and waiver of the right of homestead. Given under my hand and entered my seal this 16th day of August, 1976.

Grantor's address
Midwest Bank and Trust Company
1606 North Harlem Avenue
Elmwood Park, Illinois

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Elmwood Park, Illinois

Section 4,
Paragraph 1,
Real Estate Transfer Act,
8/16/76
Date
Barbara Love
S. R. V. Seller or Representative

23603812

UNOFFICIAL COPY

Property of Cook County Clerk's Office

MAIL TO:
MIDWEST BANK & TRUST CO.
1606 N. HARLEM AVENUE
ELMWOOD PARK, ILLINOIS 60635



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END OF RECORDED BY