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64-76-245

Unit C

DEED IN TRUST

23 611 711

Form 101 Rev. 11-71

The above space for recorder's use only

THIS INDENTURE WITNESSETH, THAT THE GRANTOR, **RUTH G. LEVY**, a widow and not remarried, 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

andARRANT unto **AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO**, a national banking association whose address is 33 No. LaSalle Street, Chicago, Illinois, as Trustee under the provisions of a certain Trust Agreement, dated the **29th** day of **June** 19**76**, and known as Trust Number **25015**, the following described real estate in the County of **COOK** and State of **Illinois**, to wit:

Lot 25 in Bronson's Addition to Chicago in the NE **1/4** of Section 4, Township 39 North, Range 14, East of the Third Principal Meridian in Cook County, Illinois

This deed was prepared by S. Michael Peck of Suberman, Levy, Banker Stone, Ltd. 150 W. Wacker Drive, Rm 3200, Chicago, IL 60606

10.00

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 in said Trustee to improve, manage, protect and subdivide said real estate or any part thereof, to dedicate parks, streets, highways or alleys 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 lease 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 said real estate or any part thereof, from time to time, in possession or reversion, to leases in perpetuity or in future, and upon any terms and for any period or periods of time, not exceeding in the case of any single lease the term of 99 years, and to lease 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 or lease in lease and options to lease, leases and options to purchase the whole or any part of the real estate and to contract respecting the manner of filing the annual or present or future rentals, to partition or in exchange said real estate, or any part thereof, for other real or personal property, to grant easements or other interests, any kind, to release, convey or assign any right, title or interest in or about or appertaining to said real estate or any part thereof, and to do all things in 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, in the most 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, or any successor in trust, in relation to said real estate, 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 alleged to see in the application of any purchase money, rent or money hereunder or advanced on said real estate, or be obliged to see that the terms of this deed or said Trust Agreement or any amendment thereto, or the terms of any lease, contract, 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 claiming under any such contract, 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 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 his, his or their predecessor in trust.

This conveyance is made upon the express understanding and conditions that neither American National Bank and Trust Company of Chicago, individually or as Trustee, nor its successor or successors in trust shall incur any personal liability of be subjected to any claim, judgment or decree for or on account of or on behalf of any 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 happening in or about said real estate, any 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 Trustee, or its 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 incurred by it or on its behalf in or about said real estate or under the provisions of this Deed or said Trust Agreement or any amendment thereto. All persons and corporations whomsoever 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, rents 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 in or about said real estate as such, but only an interest in the earnings, rents and proceeds therefrom as aforesaid, the intention hereof being to vest in said American National Bank and Trust Company of Chicago the entire legal and equitable title to the 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 in the Register of Titles to be hereby directed not to register or note in the certificate of title or duplicate thereof, or memorial, the words "in trust" or upon conviction 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 to benefits under and by virtue of any and all statutes of the State of Illinois, providing for redemption or homesteads from sale on execution or otherwise.

In Witness Whereof, the grantor, aforesaid to, S hereunto set her hand, _____ and seal, this _____ day of _____, 1976.

[Signature]
[Name]
[Address]
[City]
[State]
[Zip]

STATE OF Illinois, I, Elizabeth G. Perrows a Notary Public in and for said County of Cook, do hereby certify that Ruth G. Levy

personally known to me to be the same person, whose name is subscribed by the foregoing instrument, appeared before me this day in person and acknowledged that she is the person who executed the foregoing instrument, and that she executed the same 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 notarial seal, this 2ND day of August, 1976.

My commission expires June 23, 1979

This page is exempt under provisions of Paragraph E, Section 4, Real Estate Transfer Tax Act.

Buyer, Seller or Representative
S. Michael Peck
8/2/76
Date

23 611 711
RECORDED

American National Bank and Trust Company of Chicago
Robert J. Ahles
3150 N. Wacker Drive
Chicago, Ill. 60606
BOX 533

1260 North Dearborn
Chicago, Ill. 60610
For information only insert correct address above described property.



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COOK COUNTY, ILLINOIS
FILED FOR RECORD
AUG 25 '76 3 03 PM

William K. Malone
RECORDER OF DEEDS
* 23611711

Property of Cook County Clerk's Office

END OF RECORDED DOCUMENT