

UNOFFICIAL COPY

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7126

This Indenture Witnesseth, That the Grantor S. LOUIS R. MORGAN, III,
and SHIRLEY M. MORGAN, his Wife

of the County of Cook and State of Illinois for and in consideration
of Ten (\$10.00) Dollars,

and other good and valuable considerations in hand paid, Convey and Warrant unto THE FIRST NATIONAL BANK OF HIGHLAND PARK, a banking corporation of the United States of America, and qualified to accept and execute trusts under the laws of Illinois, as Trustee under the provisions of a trust agreement dated the 9th day of September 1976, known as Trust Number 2126, the following described real estate in the County of Cook and State of Illinois, to-wit:

Lot 11 in Block 7 in Pleasant Tree Garden Estates being a subdivision of that part of the south 1/2 of the north east 1/4 of Section 30, township 42 north, Range 12 east of the third principal meridian, lying west of Milwaukee Avenue (except therefrom the north 120 feet thereof and excepting therefrom the west 360.10 feet of the north 825.60 feet thereof) in Cook County, Illinois

Exempt under provisions of Paragraph E,
Section 4, Real Estate Transfer Act.
Dated the 9th day of September 1976.

THE FIRST NATIONAL BANK OF HIGHLAND PARK

By: Catherine E. Ryan
Catherine E. Ryan, Lead Trust Officer

TO HAVE AND TO HOLD the said premises with the appurtenances thereunto in law and equity to the said Trustee and to 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 options 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, or any part thereof, to lease said property, or any part thereof, to lease said property, or any part thereof, to lease to commence in present or in future, and upon any term, 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 renew leases and options to purchase the 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, 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 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 consideration as it would be lawful for any person owning the same 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, lease or other instrument executed by said trustee in relation to said real estate shall be conclusive evidence in favor of every person relying upon the trust created by this Indenture, or lease or other instrument, (a) that at the time of the delivery thereof the trust created by this Indenture was executed in accordance with the trusts, conditions and limitations contained in this Indenture and in said trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder, (c) that said trustee 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.

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 Titles 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 grantor S 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 S aforesaid has hereunto set their hand and seal this 9th day of Sept 1976

Louis R. Morgan III (REAL)
Shirley M. Morgan (REAL)

This instrument prepared by Robert S. Frittschall, One N. LaSalle St., Chicago, Illinois 60602

Robert S. Frittschall

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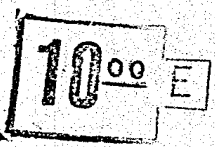
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STATE OF Illinois
COUNTY OF Cook

ss. SEP 23 1976 David N. Roche Notary Public in and for said County, in the State aforesaid, do hereby certify that Louis R. Morgan III and Shirley M. Morgan personally known to me to be the same person S. whose name S. are 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 9th day of Sept 1976 at Chicago Illinois. My Commission Expires 1978 Issued thru Illinois Notary Association



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Property of Cook County Clerk's Office

TRUST NO. 2126

Deed in Trust
WARRANTY DEED



TO
THE FIRST NATIONAL BANK
OF HIGHLAND PARK
TRUSTEE

END OF RECORD