

84-32-126-009
64-816-798
100-726-200
14-32-126-009

DEED IN TRUST

23 649 614

The above space for recorder's use only

THIS INDENTURE WITNESSETH, THAT THE GRANTOR, Eileen Walsh, 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, Convey unto VARRANT S unto AMALGAMATED TRUST & SAVINGS BANK, an Illinois banking corporation as Trustee under the provisions of a certain Trust Agreement, dated the fourteenth day of July 19 76, and known as Trust Number 3052, the following describe real estate in the County of Cook and State of Illinois, to wit: Street address: 2137-41 North Lakewood Avenue, Chicago, Illinois Legal description: Lots 31, 32, 33 and 34 in Sub-block 7 in the Subdivision of Block 23 in Sheffield's Addition to Chicago in Section 33, Township 40 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

10.00

THIS DOCUMENT PREPARED BY DONALD ERICKSON, JR. 100 S. STATE ST. CHICAGO, ILL. 60603

TO HAVE AND TO HOLD the said real estate with the appurtenances, upon the use, and purposes upon the limitations set forth in said Trust Agreement.

Full power and authority consistent with the above described Trust Agreement is hereby granted to said Trustee to improve, manage, protect and subdivide said real estate or any part thereof, to dedicate parts, streets, highways or alleys and to create any subdivision of 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 lease, 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 said real estate, or any part thereof, from time to time, in possession or reversion, by lease to commence in present or in future, at any time and for any period or periods of time, not exceeding in the case of any single lease the term of 199 years, and to renew or extend leases upon any terms, 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 take 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 return of fitting 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 assignments or shares of 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, 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 do 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 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 in any way to the application of any purchase money, trust or money borrowed or advanced on said real estate, or be obliged to see that the terms of this deed or said Trust Agreement are complied with, or be obliged to inquire into the authority, necessity or expediency of any act of said Trustee, or be obliged or permitted to inquire into any of the provisions 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 said deed, mortgage, lease or other instrument, (a) that at the time of the delivery thereof the deed 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 terms, 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 the, his or their predecessor in trust.

This conveyance is made upon the express understanding and conditions that neither Amalgamated Trust & Savings Bank, nor its Trustee, nor its successor or successors in trust shall incur any personal liability or be subjected to any claim, demand or charge for anything it or they or it 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 one or more thereof, or for failure to perform a duty or obligation in or about said real estate, any and all such liability being hereby expressly waived and released. No 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 under said Trust Agreement unless the Trustee is first duly authorized in writing by the Trustee in its own name, as Trustee, or any successor in trust, or any agent or attorney in fact, and the Trustee shall have no obligation whatsoever with respect to any such contract, obligation or indebtedness except as so authorized in writing and the Trustee and funds in the actual possession of the Trustee shall be applicable for the payment and discharge thereof. All persons and corporations who have or who shall hereafter 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 in fee simple, unless otherwise provided in the deed or any other disposition of said real estate, and such interest is hereby declared to be personal to them, and no beneficiary hereunder shall have any title or interest, legal or equitable, in or to said real estate at death, but only an interest in earnings, rents and profits therefrom as aforesaid, the limitation hereon being in full in said Amalgamated Trust & Savings Bank, 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 is hereby directed not to register or note in the certificate of title or certificate of mortgage, 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 hereby expressly waives S. 1-11-1 and returns S. 1-11-1, any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, provided for exemption of homesteads from sale on execution or otherwise.

In Witness Whereof, the grantor, aforesaid, has hereunto set her hand and seal, this thirteenth day of July, 19 76.

(SIGNED) Eileen Walsh (SIGNED) Linda L. Lombardo

STATE OF Illinois, County of Cook, I am, LINDA L. LOMBARDO, a Notary Public in and for said County, in the State aforesaid, do hereby certify that EILEEN WALSH

personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me in person and acknowledged 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 homestead.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 21st day of September, 1976. Linda L. Lombardo, Notary Public

Mail to: Amalgamated Bank, 100 S. STATE ST., CHICAGO, ILL. 60603. Attention: TRUST DEPARTMENT

STATE OF ILLINOIS REAL ESTATE TRANSFER TAX REVENUE 150.00

23 649 614

UNOFFICIAL COPY

COOK COUNTY, ILLINOIS
FILED FOR RECORD

SEP. 24 '76 10 05 AM

William J. ...
RECORDER OF DEEDS

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Property of Cook County Clerk's Office

END OF RECORDED DOCUMENT