

# UNOFFICIAL COPY

Call

AETNA STATE BANK  
2401 NORTH HALSTED STREET  
CHICAGO, ILLINOIS 60614  
DEED IN TRUST

23 658 387

The above space for recorder's use only

64 76 664 L

THIS INDENTURE WITNESSETH, That the Grantor **WILLIAM R. FAUBER**, divorced and not remarried.

of the County of **Cook** and State of **Illinois** for and in consideration of **TEN AND NO/100** Dollars, and other good and valuable considerations in hand paid, Convey S and Quit Claims unto the AETNA STATE BANK, a Corporation of Illinois, as Trustee under the provisions of a trust agreement dated the 7th day of May 1976, known as Trust Number 10-2108

the following described real estate in the County of **Cook** and State of Illinois, to-wit:  
Lot 14 in the Subdivision Block 8 in Block 5 in Sheffield's Addition to Chicago, in Section 32, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

\*A covenant running with the land for a period of ten (10) years from September 1, 1976 that without the prior written consent of Jetco Properties, Inc., a Delaware corporation, the premises or any part thereof shall not be used or occupied for the operation of a retail food store.

SUBJECT TO: General real estate taxes for 1976 and subsequent years. Special taxes or assessments for improvements not yet completed. Agreements, covenants, conditions, restrictions and encumbrances of record. Tenancies of parties in possession. Any proceedings relating to building code violations.

TO HAVE AND TO HOLD the said premises 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 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 or 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 property, or any part thereof, to lease said property, or any part thereof, from time to time, in possession or reversion, by leases to commence in present or future, and upon any terms and for any period or periods of time, including in the case of any single demise 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 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 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 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 or claiming under any such conveyance, lease or other instrument, (a) 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 some amendment thereof and binding upon all beneficiaries thereof, (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, 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 hereby expressly waives and releases any and all right or benefit under any 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 his hand and seal this 1st day of September 19 76

(Seal)

*William R. Fauber*

(Seal)

(Seal)

(Seal)

State of **Ill.** ss. **Karen D. Neiswanger**, a Notary Public in and for said County, in County of **Cook**, do hereby certify that **William R. Fauber**, divorced and not remarried

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 he signed, sealed and delivered the said instrument as his 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 30th day of September 19 76

*Karen D. Neiswanger*  
Notary Public

Grantee AETNA STATE BANK  
2401 NORTH HALSTED STREET  
BOX 102 CHICAGO, ILLINOIS 60614

1934 N. Halsted St.  
For information only insert street address of above described property.

THIS INSTRUMENT WAS PREPARED BY  
AETNA STATE BANK  
LAND TRUST DEPARTMENT  
2401 N. HALSTED, CHICAGO, ILL.

PLEASE TAKE THE ATTACHED DEED TO THE CHICAGO DEPARTMENT OF RECORDS TO REGISTER THIS TRANSACTION UNDER THE CHICAGO DEPARTMENT OF RECORDS TAX ORDINANCE BY PARAGRAPH (S) OF SECTION 200.1-286 OF SAID ORDINANCE.

I hereby declare that the attached deed represents a transaction exempt under provisions of Paragraph 5, Section 200.1-286 of the Real Estate Transfer Tax Act.

*Robert F. Woodland*

*Robert F. Woodland*

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COOK COUNTY, ILLINOIS  
FILED FOR RECORD  
OCT 1 '76 12 43 PM

*Richard H. Wilson*  
RECORDER OF DEEDS  
\*23658387

Property of Cook County Clerk's Office

*Return to Box 102*

END OF RECORDED DOCUMENT