

QUIT CLAIM WARRANTY DEED IN TRUST

Exempt Under Paragraph C. (2)
101-7-76
23 666 495

64 200682

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... MICHIGAN 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 23rd day of August 1976, and known as Trust Number 76-08-1810, the following described real estate in the County of Cook and State of Illinois, to-wit:

Lots 9 to 12 both inclusive, in Block 2 in W.F. Kaiser and Company's Grand Avenue Subdivision, being a Subdivision of that part of the East half of the South East quarter of Section 25 and that part of the North East quarter of the North East 1/4 of Section 36 lying North Easterly of the 100 foot right of way of the Chicago, Milwaukee and St. Paul Rail way Company, and South Westerly of the center of Grand Avenue all in Township 40 North, Range 12, East of the Third Principal Meridian in Cook County, Illinois.

10.00

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

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 convey 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 leases 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 lease 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 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 appertaining 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 such other considerations as it should 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, and 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, or money borrowed or advanced on said real estate, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the authority, 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, 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 conveyance 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 its, his or their predecessor in trust.

This space for affixing Stamps and Revenue Stamps

In Witness Whereof, the grantor aforesaid has hereunto set her hand and seal this 20th day of September 1976

State of Illinois ) County of Cook ) ss. Catherine J. Lombardi, Notary Public in and for said County, in the state aforesaid, do hereby certify that Annette S. Anast, a spinster

personally known to me to be the same person, whose name is she subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed, sealed and delivered the said instrument 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 notary seal this 28th day of September 1976 Catherine J. Lombardi Notary Public

Short Title Address Midwest Bank and Trust Company 1606 N. Harlem Avenue Elmwood Park, Illinois BOX 533

1976-9-35 W. Harold Love, Elmwood Park, Ill. For information only insert street address of above described property.

23 666 495

UNOFFICIAL COPY

MAIL TO:  
MIDWEST BANK AND TRUST CO. 291 000 55  
1606 NORTH HARLEM AVENUE  
ELMWOOD PARK, ILLINOIS 60635

COOK COUNTY, ILLINOIS  
FILED FOR RECORD  
OCT 8 '76 10 23 AM

*Sidney A. Olson*  
RECORDER OF DEEDS  
\*23666495

Property of Cook County Clerk's Office

END OF RECORDED DOCUMENT