

UNOFFICIAL COPY

DEED IN TRUST

WARRANTY

23 676 630

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor CHICAGO METROPOLITAN
MUTUAL ASSURANCE COMPANY

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, Conveys and Warrants unto
EXCHANGE NATIONAL BANK OF CHICAGO, a National banking association, La Salle and Adams,
Chicago, Illinois 60690, its successor or successors, as Trustee under a trust agreement dated the 15th
day of September, 1976, known as Trust Number 31713, the
following described real estate in the County of Cook and State of Illinois, to-wit:

PARCEL - 1 Lots 42 and 43 in Block 4 in Sonnenschein and
Solomon's Sub. of the W 1/2 of the NW 1/4 of Sec. 22, Twsp. 38
North, Range 14 East of the Third Principal Meridian, In Cook County, Ill.
Commonly known as: 6414/16 So. Eberhart Avenue
Permanent Index No. 20 - 22 - 209 - 021 - 0000

PARCEL - 2 The N 28.33 feet of Lot 19 in Snow and Dickinson's
Sub. of Part of Lot 2 in Wilson and Heald and Stebbings Sub. of the E 1/2 of
the SW 1/4 of Sec. 15, Twsp. 38 North, Range 14 East of the Third Principal
Meridian, in Cook County, Illinois.
Commonly known as: 5948 South Prairie Avenue
(Permanent Index No.: 20 - 15 - 303 - 075/36 - 0000)

TO HAVE AND TO HOLD the real estate with its appurtenances upon the trusts and for the uses and purposes herein and in the trust agreement
set forth.

Full power and authority is hereby granted to said trustee to subdivide and build the real estate or any part thereof; to dedicate parks,
streets, highways or alleys and to vacate any subdivision or part thereof; to execute contracts to sell or exchange, or execute grants of options to
purchase, to execute contracts to sell on any terms, to convey either with or without consideration, to convey the real estate or any part thereof to
a successor or successors in trust and to grant to such successor or successors in trust, the title, estate, powers and authorities vested in the
trustee; to donate, to dedicate, to mortgage, or otherwise encumber the real estate, or any part thereof; to execute leases of the real estate, 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, and to execute renewals or extensions of leases upon any terms and for any period or periods of time and to execute amendments,
changes or modifications of leases and the terms and provisions thereof at any time or times hereafter; to execute contracts to make leases and to
execute options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to execute contracts
respecting the manner of fixing the amount of present or future rentals, to execute grants of easements or charges of any kind; to release, convey or
assign any right, title or interest in or about or appurtenant to the real estate or any part thereof, and to deal with the title to 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 title to the real
estate to deal with it, whether similar to or different from the ways above specified and at any time or times hereafter.

In no case shall any party dealing with said trustee in relation to the real estate, or to whom the real estate or any part thereof shall be
conveyed, contracted to be sold, leased or mortgaged by the trustee, be obliged to see to the application of any purchase money, rent, or money
borrowed or advanced on the real estate, or be obliged to see that the terms of the trust have been complied with, or be obliged to inquire into the
necessity or expediency of any act of the trustee, or be obliged or privileged to enquire into any of the terms of the trust agreement; and every deed,
trust deed, mortgage, lease or other instrument executed by the trustee in relation to the 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 at the time of the delivery thereof the trust created
herein and by the 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 herein and in the trust agreement or in any amendments thereof and binding upon all beneficiaries,
(c) that the 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 beneficiary under the trust agreement and of all persons claiming under them or any of them shall be only in the
possession, earnings, and the avails and proceeds arising from the sale, mortgage or other disposition of the real estate, and such interest is hereby
declared to be personal property, and no beneficiary shall have any title or interest, legal or equitable, in or to the real estate as such, but only an
interest in the possession, 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 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, aforesaid, has hereunto set forth under our hands and seals, this
27th day of September, 1976.

Marian E. Murphy, Assistant Secretary (SEAL) Hollis L. Green, Exec. Vice President (SEAL)

State of Illinois, I, Marion E. Kennard, a Notary Public in and for said County, in
County of Cook, SS. the state aforesaid, do hereby certify that Hollis L. Green, Exec. Vice
President and Marian E. Murphy, Assistant Secretary of the Chicago
Metropolitan Mutual Assurance Company, a Corporation and

personally known to me to be the same person, whose name is 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 seal this 27th day of September, 1976.

Marion E. Kennard
Notary Public

EXCHANGE NATIONAL BANK OF CHICAGO
Box 132

6414/16 So. Eberhart Avenue and
5948 So. Prairie Avenue

For information only insert street address
of above described property.

This Instrument was prepared by
Marion E. Kennard
4453 Martin Luther King Dr.
Chicago, Illinois 60653

COOK
CO. NO. 016

2 2 5 2 3

STATE OF ILLINOIS

REAL ESTATE TRANSFER TAX

DEPT. OF REVENUE

30.00

30

CITY OF CHICAGO

REAL ESTATE TRANSACTION TAX

DEPT. OF REVENUE

30.00

30

23 676 630

Document Number

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COOK COUNTY, ILLINOIS
FILED FOR RECORD

OCT 18 2 00 PM '75

Edmund R. Quinn
RECORDER OF DEEDS
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END OF RECORDED DOCUMENT