

UNOFFICIAL COPY

DEED IN TRUST

1976 OCT 25 PM

23 685 095

RECORDED OF DEEDS
COOK COUNTY ILLINOIS

Form 191 Rev. 11-71

1976 OCT 25 PM for recorder's use only

THIS INDENTURE WITNESSETH, THAT THE GRANTOR, Robert M. Turf and Barbara A. Turf, husband and wife of the County of Cook and State of Illinois, for and in consideration

10.00

of the sum of Ten ----- Dollars (\$ 10.00),

in hand paid, and of other good and valuable considerations, receipt of which is hereby duly acknowledged, Convey ----- and Warrant ----- unto AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, a national banking association whose address is 33 No. LaSalle Street, Chicago, Illinois, as Trustee under the provisions of a certain Trust Agreement, dated the 21st day of October 19 76, and known as Trust Number 39461, the following described real estate in the County of Cook and State of Illinois, to wit:

See Exhibit A attached

Exempt under provisions of Paragraph 3, Section 4, Real Estate Transfer Tax Act.

10/25/76
Date

Barbara A. Turf
Buyer, Seller or Representative

10.00

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 add (side said real estate or any part thereof, to dedicate parks, streets, highways or alleys 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 lease 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 demise the term of 100 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 lease, convey or assign any right, title or interest in or about or appurtenant to said real estate or any part thereof, and to deal with said real estate or any 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 said title is 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 to see to the application of any purchase money, rent 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 of 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 it, his or their predecessor in trust.

This conveyance is made upon the express understanding and conditions that neither American National Bank and Trust Company of Chicago, individually or as Trustee, nor its successor or successors in trust shall incur any personal liability or be subjected to any claim, judgment or decree for anything it or the or its 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 amendment thereto, or for injury to person or property happening in or about said real estate, any and all such liability being hereby expressly waived and released. Any 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 then beneficiaries under said Trust Agreement as their attorney-in-fact, hereby irrevocably appointed for such purposes, or, at the election of the Trustee, in its own name, as Trustee of an express trust and not individually (and the Trustee shall have no obligation whatsoever with respect to any such contract, obligation or indebtedness except only so far as the trust property and funds in the actual possession of the Trustee shall be applicable for the payment and discharge thereof). All persons and corporations whatsoever and whatsoever shall 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 only in the earnings, avails and proceeds arising from the sale or any 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 or such, but only an interest in earnings, avails and proceeds thereof as aforesaid, the intention hereof being to vest in said American National Bank and Trust Company of Chicago 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 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 waive . . . and release . . . any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for exemption of homesteads from sale on execution or otherwise.

In Witness Whereof, the grantor S aforesaid have ve hereunto set their hands and seal S this 21st day of October 1976.

Robert M. Turf (seal) Barbara A. Turf (seal)

STATE OF Illinois, I, Dorceen J. Haley, Notary Public in and for said County of Cook County, in the State aforesaid, do hereby certify that Robert M. Turf and Barbara A. Turf

personally known to me to be the same person S whose name S are they subscribed to the foregoing instrument appeared before me this day in person and acknowledged that they signed, acknowledged, released and waived the said instrument as their free and voluntary act, for the uses and purposes therein set forth, and their release and waiver of the right of homestead.

GIVEN under my hand and notarial seal this 21st day of October A.D., 1976.

My commission expires December 19, 1978

American National Bank and Trust Company of Chicago
Box 221

For information only insert street address of above described property.

space for affixing fiduciary and Revenue Stamps

Handwritten notes:
This instrument was prepared by me
Alice J. Hargrave
1976-10-25
Chicago, Ill. 60608

Document Number
23685095



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EXHIBIT A

Unit No. 476-2 as delineated on Survey of Lots 6 to 10, both inclusive, in Block 6 in Arnold and Warren's Addition to Evanston, said Addition being a subdivision of the south west fractional 1/4 of Section 20, Township 41 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois (hereinafter referred to as Parcel), which Survey is attached as Exhibit A to Declaration of Condominium made by First National Bank and Trust Company of Evanston, National Banking Association, as Trustee under Trust Agreement dated October 10, 1973 and known as Trust Number R-1661 and recorded in the office of the Recorder of Deeds of Cook County, Illinois as Document No. 22760513, together with an undivided 3.6049 per cent interest in said parcel (excepting from said parcel all the property and space comprising all the units thereof as defined and set forth in said Declaration and Survey) in Cook County, Illinois

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END OF RECORDED DOCUMENT