

UNOFFICIAL COPY

DEED IN TRUST

23 716 784

QUIT CLAIM

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor

Rita L. Slimm, a spinster

of the County of Cook and State of Illinois for and in consideration of Ten and no/100 (\$10.00) dollars, and other good

and valuable considerations in hand paid, Conveys and Quit Claim s unto BANK OF RAVENSWOOD, an Illinois banking corporation, 1825 W. Lawrence Avenue, Chicago, Illinois 60640, its successor or successors, as Trustee under a trust agreement dated the day of October 22nd 1976 known as Trust Number 2301, the following described real estate in the County of Cook and State of Illinois, to-wit:

See attached rider "A" and made a part hereof.

11⁰⁰

(Permanent Index No.:)

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 resubdivide the real estate or any part thereof, to dedicate parks, streets, highways or alleys and to create 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 all of 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 interests 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 inquire 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, so that at the time of the delivery thereof the trust created herein and by the trust agreement was in full force and effect, so 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, so that the trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument and so that 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 subject to the present, earnings, and the assets 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, assets 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.

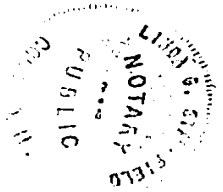
And the said grantor hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

In Witness Whereof, the grantor, aforesaid, hereunto set her hand and seal this 29th day of October 1976

(SEAL) Rita L. Slimm (SEAL)
(SEAL) (SEAL)

State of Illinois, I, the undersigned, a Notary Public in and for said County, in the County of Cook, do hereby certify that Rita L. Slimm, a spinster

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 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 notarial seal this 29th day of October 1976



Linda Stauffer
Notary Public

13-29-76
Rita L. Slimm
Exempt under provisions of Paragraph 5, Section 2001-285 or under provisions of Paragraph 5, Section 2001-445 of the Code of Administration for Children, Real Estate Transfer Tax Act.

13-29-76
Rita L. Slimm
Exempt under provisions of Paragraph 5, Section 2001-445 of the Code of Administration for Children, Real Estate Transfer Tax Act.

Document Number 23 716 784

BANK OF RAVENSWOOD
CHICAGO, ILLINOIS 60640
BOX 55

7300 N. St. Louis Ave., Skokie, Ill.
For information only insert street address
THIS INSTRUMENT WAS RECORDED BY
RITA L. SLIMM

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RIDER "A" attached to and made part of Quit Claim Deed
Into Trust from Rita L. Slimm to Bank of Ravenswood, Tr/U/Tr# 2301

1. Description. The legal description of the Real Estate conveyed hereby is as follows:

That part of the north half of the west half of the southwest quarter of the southeast quarter of Section 26, Township 41 North, Range 13 East of the 3rd Principal Meridian, described as follows: Beginning at the southwest corner of the north half of the west half of the southwest quarter of the southeast quarter of said Section 26; thence east along the south line of the north half of the west half of the southwest quarter of the southeast quarter of said Section 26 a distance of 407.64 feet to a point 250.0 feet west of the east line of the west half of the southwest quarter of the southeast quarter of said Section 26; thence north along a line parallel with said east line a distance of 125.0 feet; thence west along a line parallel with the south line of the north half of the west half of the southwest quarter of the southeast quarter of said Section 26 a distance of 225.0 feet; thence southwesterly along a line which forms an angle of 142 degrees 26 minutes 10 seconds with the last described line, measured from east to south, to southwest, a distance of 96.75 feet; thence west along a line parallel with the south line of the north half of the west half of the southwest quarter of the southeast quarter of said Section 26 a distance of 109.54 feet to a point on the west line of the southwest quarter of the southeast quarter of said Section 26, said point being 66.0 feet north of the south line of the north half of the west half of the southwest quarter of the southeast quarter of said Section 26; thence south along said west line a distance of 66.0 feet to the place of beginning, in Cook County, Illinois.

2. Roadway Easement. The North eight feet (8') of the above described Real Estate conveyed hereby to the Grantee herein is subject to a Roadway Easement which was reserved and granted in that certain Deed heretofore made by Material Service Corporation to Allied Chemical Corporation ("Allied") dated January 13, 1976 and recorded in the Recorder's Office of Cook County, Illinois on March 3, 1976 as Document No. 23405417, which said Deed conveyed to Allied the parcel of real estate lying immediately North of and adjoining the North line of the above described Real Estate conveyed hereby to the Grantee herein. Said Roadway Easement is sixteen feet (16') wide, and the centerline thereof is the boundary line between the Allied parcel on the North and the above described parcel on the South. Said Roadway Easement covers the South 8 feet of the Allied parcel and the North 8 feet of the above described parcel, as measured from said common boundary line. Said Roadway Easement is a perpetual and mutual easement for private roadway purposes, for trucks and other vehicles, for the benefit of the owners of said respective parcels and their respective tenants, grantees, successors and assigns, and the respective employees and invitees thereof. Neither of the respective owners, nor their respective tenants, grantees, successors or assigns, shall have any obligations to improve or maintain the existing roadway along said easement, except as may be hereafter mutually agreed in writing between them. The mutual non-exclusive use of said roadway, as herein provided, shall be in compliance with all applicable laws, ordinances, orders and regulations relating to traffic, safety, nuisance and environmental matters, and shall not unreasonably interfere with the mutual non-exclusive use of said roadway by others entitled thereto as herein provided.

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COOK COUNTY ILLINOIS
RECORDS DEPARTMENT
Nov 18 1 29 PM '76

Sidney A. Wilson
RECORDER OF DEEDS
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END OF RECORDED DOCUMENT