

UNOFFICIAL COPY

64-75-601 WATER OATS

DEED IN TRUST STATE OF ILLINOIS
INDEXED FOR RECORD

23 731 255

RECORDED OF DEEDS

*23731255

Nov 10 1976 3:30 PM '76
WARRANTY

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor BEN LEJCAR

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 Warrant unto EXCHANGE NATIONAL BANK OF CHICAGO, a National banking association, its successor or successors, as Trustee under a trust agreement dated the 25th day of May, 1976, known as Trust Number 31294, the following described real estate in the County of Cook and State of Illinois, to-wit:

SEE ATTACHED RIDER

hereinafter called "the real estate."

DO HAVE AND TO HOLD the real estate with its appurtenances upon the trust 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 real divide 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 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 of all types of any kind; to release, convey or assign any right, title or interest in or about or easement appurtenant to the real estate or any part thereof, and to deal with the title to said real estate 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 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 of the instrument created herein and by the trust agreement was in full force and effect, (ii) 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, (iii) that the trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument and (iv) 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 the trustee, his or their predecessor in trust.

The interest of such 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, hereunto set his hand and seal this 18th day of November, 1976.

1109 (SEAL)

Ben Lejcar (SEAL)
Ben Lejcar (SEAL)

THIS DOCUMENT PREPARED BY: Jacob Bloom, Esq.
Chicago, Illinois 60601

I, Linda L. Kasten, a Notary Public in and for said County, in the state aforesaid, do hereby certify that BEN LEJCAR

LINDA L. KASTEN
NOTARY PUBLIC
COOK COUNTY, ILL.

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 18th day of November, 1976.

Linda L. Kasten
Notary Public

EXCHANGE NATIONAL BANK OF CHICAGO
Box 132

For information only insert street address of above described property.

STATE OF ILLINOIS
REAL ESTATE RECORDS
NOV 10 1976 3:30 PM '76
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Document Number
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64-715-606 WATER DRAIN

Property of Cook County

LEGAL DESCRIPTION

That part of the South Half of the South West Quarter of the South West Quarter of Section 27, Township 39 North, Range 13 East of the Third Principal Meridian, described as follows: Commencing at a point on the North Line of the South Half of the South West Quarter of the South West Quarter of Section 27, 296.45 feet East of the West Line of said Section 27, thence South on a line drawn parallel with and 296.45 feet East of the West Line of said Section 27, a distance of 100 feet, thence East on a line parallel with and 100 feet South of the North Line of the South Half of the South West Quarter of the South West Quarter of Section 27 aforesaid, a distance of 11.55 feet to a point of beginning thence South on a line parallel with and 308 feet East of the West Line of the South West Quarter of said Section 27 a distance of 58.35 feet to the intersection of the northerly right of way line of the Chicago and Illinois Western Railroad; thence South Easterly along the northerly right of way line of the Chicago and Illinois Western Railroad, a distance of 225.86 feet to the intersection of a railroad switch track, thence in a North Westerly direction along the center line of said railroad switch track being on an arc of circle having a radius of 484.46 feet convex to the South West (the long chord of said arc forms an angle with the northerly right of way line of the Chicago and Illinois Western Railroad of 27 degrees 57 minutes 30 seconds measured from North West to Northwest) a distance of 218.27 feet, thence West on a line drawn parallel with and 100 feet South of the North Line of the South Half of the South West Quarter of the South West Quarter of Section 27 a distance of 59.34 feet to the point of beginning, in Cook County, Illinois.

23 791 255

Cook County's Office

