

UNOFFICIAL COPY

64/98-73-K  
DEED IN TRUST  
Form 191 Rev. 11-71

23 735 086

The above space for recorder's use only

64 99 723 K

10-26-115-036

THIS INSTRUMENT WITNESSETH, THAT THE GRANTOR, S, THOMAS W. DESENS and MARILYN A. DESENS, his wife, 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, 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 133 No. LaSalle Street, Chicago, Illinois, as Trustee under the provisions of a certain Trust Agreement, dated the 8th day of November 1976, and known as Trust Number 39579, the following described real estate in the County of Cook and State of Illinois, to wit:

Lot 36 in Block 3 in Geo. F. Nixon and Company's Rapid Transit Park, being a subdivision in the South half of the North West quarter of Section 26, and the North East quarter of Section 27, Township 41 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.

10.00

This instrument was prepared by Max M. Forman Attorney at Law 2750 W. North Avenue Chicago, Ill. 60647

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 paths, streets, highways or alleys to create any subdivision or part thereof, and to resubdivide said real estate as often as desired, in contrast 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 in interest, to mortgage, lease or otherwise encumber said real estate, or any part thereof, to lease in time, in perpetuity or otherwise, to donate in dedication, to lease to commence in the present or in the 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 199 years, and to renew or extend leases upon any terms and for any period or periods of time and to amend, vary or modify leases and the terms and provisions thereof at any time or times hereafter, in contrast to make leases and to grant options to lease and options to buy, to lease and to purchase the whole or any part of the real estate and to contract expiring the number of days the amount of present or future rentals, to sell, to lease or to otherwise convey 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 appurtenant to said real estate or any part thereof, and to deal with said real estate and every part thereof in any other way and for such other considerations as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways aforesaid 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 and conditions 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 created 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 deed, lease or other instrument, and in said Trust Agreement or in all amendments thereof, if any, and binding upon all beneficiaries hereunder, (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 necessary rights, powers, authorities, duties and obligations of its, 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 successors or successors in trust shall incur any personal liability or be subjected to any claim, judgment or decree for anything it or they 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, contract, obligation or instrument hereunder, or in or about said real estate, any and all such liability being hereby expressly waived and released, and beneficiaries under said Trust Agreement shall individually and the Trustee shall have no obligation whatsoever with respect to any such contract, obligation or instrument, 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 instrument) under said Trust Agreement or in or about the said real estate, and the Trustee shall be liable for the payment and discharge thereof. All persons and corporations who have or who may hereafter have any interest in said real estate shall be bound by the terms and conditions 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, profits 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 as such, but only an interest in earnings, profits 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 restated, 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 grantors hereby expressly waive, release, 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 or homesteads from sale on execution or otherwise.  
In Witness Whereof, the grantor, S, aforesaid have hereunto set their hand S and seal S this 9th day of November 1976.

THOMAS W. DESENS  
MARILYN A. DESENS

STATE OF ILLINOIS, County of Cook, in the State aforesaid, do hereby certify that THOMAS W. DESENS and MARILYN A. DESENS, his wife, are personally known to me to be the same person, S, whose name S are subscribed to the foregoing instrument, appeared before me 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 26th day of November A.D., 1976

Notary Public  
My commission expires December 10th, 1978

American National Bank and Trust Company of Chicago  
Box 221

3816 Dobson  
Skokie, Illinois  
For information only insert street address of above described property.

STATE OF ILLINOIS  
RECORDS AND REVENUE DEPARTMENT  
CHICAGO, ILLINOIS 60601

6300  
23 735 086  
Document Number

UNOFFICIAL COPY

COOK COUNTY, ILLINOIS  
FILED FOR RECORD  
Dec 3 9 48 AM '76

*Sidney H. Brown*  
RECORDER OF DEEDS  
\*23735086

Property of Cook County Clerk's Office

END OF RECORDED DOCUMENT