

23 738 182



WARRANTY DEED IN TRUST

RECORD & RETURN TO TRUST DEPT. CHARGE C. T. & T. CO. TRUSTEE 6312

Form 91 R 1/76

The above space for recorder's use only

THIS INSTRUMENT WITNESSETH, That the Grantor Eleanor Lynch, a widow and John Lynch her son, whose marital status is married of the County of Illinois and State of Cook for and in consideration of TEN AND NO/100 (\$10.00) Dollars, and other good and valuable considerations in hand paid, Convey and Warranty unto the CHICAGO TITLE AND TRUST COMPANY, a corporation of Illinois, whose address is 111 West Washington Street, Chicago, Illinois 60602, as Trustee under the provisions of a trust agreement dated the 20th day of July 1976, known as Trust Number 1068172 the following described real estate in the County of Cook and State of Illinois, to-wit:

Lot 37 in Block 3 in S. E. Gross's Second Under den Lindon Addition to Chicago said addition being a Sub-division of Lots 3 and 4 of Brand's Subdivision in the Northeast 1/4 of Section 26, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois

THE PROPERTY HEREINABOVE MENTIONED DOES NOT CONSTITUTE HOMESTEAD INTEREST AND THEREFORE DOES NOT REQUIRE THE SPOUSE OF JOHN LYNCH TO JOIN IN SAID CONVEYANCE.

TO HAVE AND TO HOLD the said premises 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, subdivide said premises or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to subdivide said property as often as desired, to contract to sell, to grant options to purchase, to sell on any terms, to convey either with or with out consideration, to convey said premises 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 property, or any part thereof, to lease said property, or any part thereof, from time to time, in possession or reversion, by leases to commence in the present or 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 99 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 exclude said property, 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 premises or any part thereof, and to deal with said property and every 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 to or different from the ways above specified, at any time or times hereafter.

In no case shall any party dealing with said trustee in relation to said premises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on said premises, or be obliged to see that the terms of this trust have been complied with, but he shall be obliged to inquire into the 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 in relation to said 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 by this instrument and by said 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 in this instrument and in said trust agreement or in any amendment thereof and binding upon all beneficiaries thereunder, (c) that said 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 and every beneficiary hereunder 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 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 the 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 not to issue certificate of title or duplicate thereof, 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.

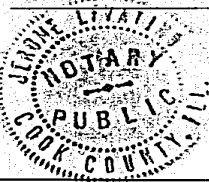
And the said grantor S hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

In Witness Whereof, the grantor S aforesaid have hereunto set their hand S and seal S this 20th day of JULY 1976

Eleanor Lynch (Seal) John Lynch (Seal) ELEANOR LYNCH JOHN LYNCH

THIS INSTRUMENT WAS PREPARED BY: JEROME LEVANTINO 134 N LA SALLE CHICAGO 60602

State of Illinois, I, the undersigned a Notary Public in and for said County, in County of Cook do hereby certify that Eleanor Lynch a widow & John Lynch, her son, whose marital status is married



personally known to me to be the same person S whose name S 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 20th day of JULY 1976

Notary Public

Form 91 After recording return to: Box 533 (Cook County only) CHICAGO TITLE AND TRUST COMPANY 111 West Washington St. / Chicago, Ill. 60602 Attention: Land Trust Department

For information only insert street address of above described property.

EXEMPT UNDER PROVISIONS OF PARAGRAPH SEC. 200.1-2 (B-6) OR PARAGRAPH SEC. 200.1-4 (E) OF THE CHICAGO TRANSFERRER TAX ACT NOV 30 1976 BUYER, SELLER, REPRESENTATIVE

Exempt under provisions of Paragraph Section 4, Real Estate Transfer Tax Act. NOV 30 1976 Date

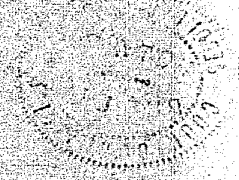
23 738 182 10.00

COOK COUNTY, ILLINOIS  
FILED FOR RECORD  
Dec 7 10 05 AM '76

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*Sidney R. Olson*  
RECORDER OF DEEDS  
\*23738182

Property of Cook County Clerk's Office



END OF RECORDED DOCUMENT