

UNOFFICIAL COPY

DEED IN TRUST

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WARRANTY

The above space for recorder's use only.

THIS INDENTURE WITNESSETH, That the Grantors, CHRIST KARRAS and MARY KARRAS, His Wife

of the County of Cook and State of Illinois for and in consideration of TEN & NO/100 (\$10.00) dollars, and other good and valuable considerations in hand paid, Convey and Warrant unto EXCHANGE NATIONAL BANK OF CHICAGO, a National banking association, its successor or successors, as Trustee under a trust agreement dated the 2nd day of December, 1976, known as Trust Number 31940, the following described real estate in the County of Cook and State of Illinois, to-wit:

Lot 28 (except the North 17 feet thereof) in Block 3 in Brookhausen and Fisher's First Addition to Edgewater, being a Subdivision of the North 60 rods of the East half of the North West quarter of Section 5, Township 40 North, Range 14, East of the Third Principal Meridian in Cook County, Illinois and commonly described as 6315 N. Wayne, Chicago, Illinois

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

hereinafter called "the real estate."

Date

Buyer, Seller or Representative

TO 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 subdivide 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 fee simple 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 time, or in 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, charges 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 to do 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 precluded 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, and that at the time of the delivery thereof the trust created herein and by the trust agreement was in full force and effect, and 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 thereto and in full view upon all beneficiaries, and that the trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument and 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 the trustee 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 only in the possession, earnings, and the profits 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, profits 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 in the certificate of title or duplicate thereof, or memorial, 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 waive and release any and all right or benefit under and by virtue of any of the 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 3rd day of Dec 1976

CHRIST KARRAS (SEAL) MARY KARRAS (SEAL)

10.00

1-4-77 Date
This space for filing, Hiders and Revenue Stamps
Document Number 23768361

State of ILLINOIS, County of COOK, I Jerome Feldman a Notary Public in and for said County, in the state aforesaid, do hereby certify that CHRIST KARRAS and MARY KARRAS, His Wife

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 3rd day of Dec 1976

THIS INSTRUMENT PREPARED BY: JEROME FELDMAN, 19 S. LaSalle Chicago, Illinois 60603

6315 N. Wayne, Chicago, Illinois For information only insert street address of above described property. ADDRESS OF GRANTEE: LA SALLE AND ADAMS CHICAGO, ILL. 60600

END OF RECORDED DOCUMENT