

UNOFFICIAL COPY

AETNA STATE BANK
2401 NORTH HALSTED STREET
CHICAGO, ILLINOIS 60614
DEED IN TRUST

The above space for recorder's use only

23 859 046

THIS INSTRUMENT WITNESSETH, That the Grantor

William R. Fauber, divorced and not remarried
of the County of Cook and State of Illinois for and in consideration
of ten and 00/100 Dollars, and other good
and valuable considerations in hand paid, Convey and Quit Claim unto the
AETNA STATE BANK a corporation of Illinois, as Trustee under the provisions of a trust agreement dated the
17th day of December 1976, known as Trust Number 10-2171
the following described premises in the County of Cook and State of Illinois, to-wit:

Lots 3, 4 and 5 in the Subdivision of lots 311 to 315 both in J. P. Altgeld's Subdivision of Block 1, 2, 3, 4, 7 and the North 1/2 of Block 6 in the Subdivision of that part lying Northeasterly of the center of Lincoln Avenue in the NW 1/4 of Section 29, Township 40 North, Range 14, East of the Third Principal Meridian in Cook County, Illinois

TO HAVE AND TO HOLD the said premises with the appurtenances thereon to the trustee 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, maintain, protect and subdivide said premises or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to resubdivide said property as often as deemed, to contract to sell, to grant options to purchase, to sell on any terms, to convey either with or without consideration, to convey said premises or any part thereof to a successor or successors in trust and to cause such successor or successors in trust all of the title, estate, powers and authorities vested in said trustee, to donate, to dedicate, to mortgage, to 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 present or 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 100 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 lease, and to grant options to lease and options to renew leases, and options to purchase or any part of the premises and to contract to change the nature of fixing the amount of present or future rentals, to purchase or to exchange said property, or any part thereof, for other real or personal property, to grant easements or franchises 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 similar 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 that the terms of this trust have been carried out, or 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, (c) that at the time of the delivery thereof the trust created by this instrument and by said trust agreement was a full force and effect, (d) that such conveyance or other instrument was executed in accordance with the terms, conditions and limitations set forth in this instrument and in said trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder, (e) that said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument and (f) 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 paid in the earnings, dividends and proceeds thereof as hereinafter provided, and no beneficiary hereunder shall have any title or interest, legal or equitable, in or to said real estate as such as any interest in the earnings, dividends and proceeds thereof as hereinafter provided.

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 on the certificate of title or duplicate thereof, or memorial, the words "in trust", or "upon condition", or "with limitations", or words of similar import, or in accordance with the statute in such case made and provided.

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

In Witness Whereof, the grantor hereof has signed his hand and seal this 17th day of December 1976

1000

(Seal) *William R. Fauber* (Seal)
William R. Fauber (Seal)

State of Illinois ss. I, William T. Halvorsen, Jr., a Notary Public in and for said County, in
County of Cook
the state aforesaid, do hereby certify that William R. Fauber,
divorced and not remarried

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 17 day of December 1976

William T. Halvorsen, Jr.
Notary Public
My Commission Expires February 18, 1980

AETNA STATE BANK
2401 NORTH HALSTED STREET
CHICAGO, ILLINOIS 60614
3134 North Racine
For information only insert street address of above described property.

6511296A

14-29-103-075-0000

I hereby declare that the attached deed represents a transaction exempt under provisions of Paragraph 4, of the Real Estate Transfer Tax Act.
23 859 046

mailed
Box 102

UNOFFICIAL COPY

ILLINOIS
RECORD
MAR 22 12 54 PM '77

Sidney H. ...
RECORDER OF DEEDS
*23859046

Property of Cook County Clerk's Office

END OF RECORDED DOCUMENT