

UNOFFICIAL COPY

QUIT CLAIM
~~WARRANTY~~ DEED IN TRUST

FILED FOR RECORD

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RECORDER OF DEEDS

APR 14 10 05 AM '77

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THIS INDENTURE WITNESSETH, That the Grantor, Annette S. Anast, a single

of the County of Cook and State of Illinois, for and in consideration of the sum of Ten & No/100 Dollars (\$ 10.00), in hand paid, and of other good and valuable considerations, receipt of which is hereby duly acknowledged, Convey and ~~transfer~~ convey unto MIDWEST BANK AND TRUST COMPANY, a banking corporation duly organized and existing as a banking corporation under the laws of the State of Illinois, and duly authorized to accept and execute trusts with the State of Illinois, as Trustee under the provisions of a certain Trust Agreement, dated the 15th day of March 1977, and known as Trust Number 77-03-2003, the following described real estate in the County of Cook and State of Illinois, to-wit:

SEE RIDER ATTACHED

This Rider is attached to and forms part of certain Quit Claim Deed in Trust, dated April 2, 1977, executed by Midwest Bank & Trust Company, Trustee u/t/a #77-03-2003.

LEGAL DESCRIPTION RIDER "A"

That part of the West Half of Section 20, Township 40 North, Range 12, East of the Third Principal Meridian, described as follows: Commencing at the North West corner of the South West Quarter of said Section 20 (said corner being 2642.42 feet North of the South West corner thereof); thence South 89°-22'-47" East along the North line of said South West Quarter a distance of 50.0 feet to the East line of Wolf Road; and the point of beginning of land herein described; thence South 0°-00'-47" East 210.04 feet to the Northeasterly line of West Addison Street; thence South 61°-16'-08" East along said Northeasterly line of West Addison Street 400.00 feet; thence North 28°-43'-52" East 231.50 feet; thence South 61°-16'-08" East 30.0 feet; thence South 70°-43'-52" East 121.66 feet to a point in the Southwesterly line of railroad right-of-way of Chicago, Milwaukee, St. Paul and Pacific Railroad; thence North 61°-16'-08" West along said right-of-way line 687.89 feet to the East line of Wolf Road; thence South 0°-01'-13" West along said East line 76.78 feet to the point of beginning; in Cook County, Illinois.

18-20-300-067

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Office

This Instrument Prepared By:
Robert Figerelli
Midwest Bank & Trust Company
1606 North Harlem Avenue
Elmwood Park, Ill. 60635

SUBJECT TO

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 parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to redivide said real estate as often as desired, to contract 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 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 real estate, or any part thereof, to lease said real estate, or any part thereof, from time to time, in possession or reversion, by leases to commence in present or in 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, lease 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 for the manner of fixing the amount of present or future rentals, to partition or to exchange 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 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, 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 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 executed 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 conveyance, lease or other instrument, (a) that at the time of the delivery thereof the trust created by this indenture 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 set forth in this indenture and in said Trust Agreement or in all amendments thereof, if any, and binding upon all beneficiaries thereunder, (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 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.

This conveyance is made upon the express understanding and condition that neither The Midwest Bank and Trust Company, individually or as Trustee, nor its successor 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 this real estate or under the provisions of this Deed or said Trust Agreement or any amendment thereto, or for injury to person or property happening in or about said real estate, any and all such liability being hereby expressly waived and released. Any contract, obligation or indebtedness incurred or entered into by the Trustee in connection with said real estate may be entered into by it in the name of the then beneficiaries under said Trust Agreement as their attorney-in-fact, hereby irrevocably appointed for such purposes, or at the election of the Trustee, in its own name, 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 indebtedness except only so far as the trust property and funds in the actual possession of the Trustee shall be applicable for the payment and discharge thereof). All persons and corporations whomsoever and whatsoever shall be charged with notice of this condition from the date of the filing for record 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, avails 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 the earnings, avails and proceeds thereof as aforesaid, the intention of each and every party to vest in said The Midwest Bank and Trust Company 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 registered, the Registrar of Titles is hereby requested 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 said Trustee shall not be required to produce the said Agreement or a copy thereof, or any extracts therefrom, as evidence that any transfer, charge or other dealing involving the registered lands is in accordance with the true intent and meaning of the trust.

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 has hereunto set her hand and seal this 2nd day of April, 1977.
Annette S. Anast (SEAL)

State of Illinois) I, Catherine J. Lombardi, Notary Public in and for said County,)
County of Cook) SS. the state aforesaid, do hereby certify that Annette S. Anast, a spinster



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 she signed, sealed and delivered the said instrument as her 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 12th day of April, 1977.
Catherine J. Lombardi (Signature)
Notary Public

Grantor's Address:
Midwest Bank and Trust Company
1606 North Harlem Avenue
Elmwood Park, Illinois 60635

For information only insert street address of above described property.
Kavanaugh Trust, Franklin Park, Ill.

This space for affixing Index and Revenue Stamps
Exempt under provisions of Paragraph 5, Section 4,
Real Estate Tax Act of 1975
Date 4/27/77
Signature of Representative

Document Number 23 887 248