

# UNOFFICIAL COPY

## DEED IN TRUST

23 887 293

Form 191 Rev. 11-71

The above space for recorder's use only

THIS INSTRUMENT WITNESSETH, THAT THE GRANTOR, Patricia A. Fung, a spinster, of the County of Cook and State of Illinois, for and in consideration of the sum of Ten and NO/100ths Dollars (\$ 10.00), in hand paid and of other good and valuable considerations, receipt of which is hereby duly acknowledged, Convey S. Quitclaim and Warranty to AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, a national banking association whose address is 33 No. LaSalle Street, Chicago, Illinois, as Trustee under the provisions of a certain Trust Agreement, dated the 15th day of March 1977, and known as Trust Number 40181 the following described real estate in the County of Cook and State of Illinois, to wit:

The legal description is attached hereto as Exhibit "A", which by this reference is made a part hereof.

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 to vacate any subdivision or part thereof, and to establish said real estate or portion 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 lease to commence in the present or in the future, and upon any terms and for any period or periods of years, not exceeding in the case of any single lease the term of 99 years, and to renew or extend leases upon any terms and for any period or periods of years, 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 exchange said real estate, or any part thereof, for other real or personal property, to grant easements or charges of any kind, to lease, convey or assign any right, title or interest in or about or connected 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 at law or in equity or in any manner whatsoever 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 any part thereof, 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 deed hereabove 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 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 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 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 his, his or their predecessor in trust.

This conveyance is made upon the express understanding and condition that neither American National Bank and Trust Company of Chicago, Illinois, or any Trustee, nor its successor or successors in trust shall incur any personal liability or be subjected to any claim, judgment or decree for anything in law or in equity or in respect of 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 its then beneficiary 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 whatsoever and whatever 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 and 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, or to said real estate as such, but only an interest in earnings, avails 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 in 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 directed and 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 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 exemption or homesteads from sale on execution or otherwise.

In Witness Whereof, the grantor aforesaid has hereunto set her hand and seal, this 17th day of March 1977.

Patricia A. Fung  
Patricia A. Fung

STATE OF Illinois, I, Nancy J. Jensen, a Notary Public in and for said County of Cook, do hereby certify that Patricia A. Fung, a spinster,

personally known to me to be the same person whose name is subscribed to the foregoing instrument, and acknowledged that she is the person and acknowledged that she signed, sealed and delivered the same as her free and voluntary act, for the uses and purposes therein set forth, including the release and conveyance of her homestead.  
Nancy J. Jensen, Notary Public, seal this 17th day of March A.D., 1977.  
My commission expires February 19, 1978

American National Bank and Trust Company of Chicago  
Box 221

5860 North Pulaski Road  
Chicago, Illinois 60646  
For information only insert street address of above described property.

65-29-181 R

13-03-405-011

MAC

This Instrument Was Prepared By:  
KAY E. HARTMAN  
MAYER, BROWN & PLATT  
231 S. LA SALLE STREET  
CHICAGO, ILLINOIS 60604

This space for affixing Rider and Revenue Stamp, Exempt from provisions of Paragraph (c) Section 4, Real Estate Transfer Tax Act.  
3/17/77  
Buyer, Seller or Representative

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Document Number

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ILLINOIS  
RECORD  
APR 14 10 06 AM '77

*Stanley K. ...*  
RECORD OF DEEDS  
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Parcel 1:

EXHIBIT "A"

That part of Lots 4 and 5 bounded and described as follows:

Beginning at a point on the East line of Lot 5 which is 135 feet South of the Northeast corner of said Lot 5; thence South along the East line of said Lot 5 a distance of 186.2 feet to a point which is 10 feet North of the Southeast corner of said Lot 5; thence West on a line 10 feet North of and parallel to the South straight line of said Lot 5 a distance of 833.82 feet to the point of intersection with the Southerly line of the premises conveyed by Peterson Foundation Incorporated to Chicago and Northwestern Railway by Deed dated March 29, 1930 and recorded April 7, 1930 as document 10630417; thence Easterly on a straight line forming an angle of 8 degrees 10 minutes 22 seconds from East to Northerly with said described parallel line a distance of 51.67 feet; thence Northeasterly on a curved line convex Southeasterly tangent to the last described course and having a radius of 386.26 feet a distance of 171.80 feet (arc); thence Northeasterly on a straight line tangent to last described curved line a distance of 115.76 feet to a point which is 188.89 feet South and 526.45 feet West of (measured on lines parallel to ) the North and East lines respectively of said Lot 5; thence Northeasterly on a curved line convex Northwesterly tangent to the last described line and having a radius of 368.26 feet a distance of 201.73 feet to a point which is 135 feet South of the North line of said Lot 5 and 334.37 feet West of the East line of said Lot 5; thence East on a line parallel to the North line of Lot 5 aforesaid a distance of 334.37 feet to the place of beginning, in Peterson's Industrial and Commercial District, being Owner's Subdivision of part of Lots 1, 2, 3, 8, 9 and 10 in Cook's Subdivision of the Southeast fractional quarter South of the Indian Boundary Line of Section 3, Township 40 North, Range 13, East of the Third Principal Meridian,

also

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Parcel 2:

A parcel of land in Peterson Industrial and Commercial District, being Owner's Division of part of Lots 1, 2, 3, 4, 9 and 10 in Cook's Subdivision of the Southeast fractional quarter, South of the Indian Boundary Line, of Section 3, Township 40 North, Range 13, East of the Third Principal Meridian, said parcel comprising part of Lots 4 and 5 in said Owner's Division, and said parcel being described as follows: Commencing at a point on the North line of said Lot 5, 175 feet West of the Northeast corner thereof; running thence South parallel to the East line of said Lot 5, a distance of 135 feet; thence West parallel to said North line of Lot 5, a distance of 159.37 feet; thence Southwesterly on a curved line convex Northwesterly, tangent to last described parallel line and having a radius of 368.26 feet, a distance of 201.73 feet to a point which is 188.89 feet South and 526.45 feet West of (and measured on lines parallel to) the North and East line, respectively, of said Lot 5; thence Northwesterly on the extension Northwesterly of a radial line of last described curved line, a distance of 18 feet; thence Northwesterly in a straight line forming an angle of  $160^{\circ} 41'$  from Southeasterly to south to Northwesterly, a distance of 18 feet to a point which is 162.25 feet South and 549.72 feet West of (and measured on lines parallel to) said North and East lines of Lot 5 (last described course being the extension Southeasterly of a radial line of the next described Course); thence Northeasterly on a curved line convex Southeasterly and having a radius of 368.26 feet, a distance of 54.76 feet; thence Northeasterly on a straight line parallel to the Westerly line of said Lot 5 and tangent to the last described curved line, a distance of 135.68 feet to an intersection with said North line of Lot 5; thence East along said North line of Lot 5, 274.45 feet to the point of beginning (except the North 135 feet thereof),

also

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Parcel 3:

A parcel of land in Peterson Industrial and Commercial District being Owners Division of part of Lots 1, 2, 3, 6, 9 and 10, in Cook's Subdivision of the Southeast Fractional quarter South of Indian Boundary line of Section 3, Township 40 North, Range 13 East of the Third Principal Meridian, said parcel comprising that part of Lot 4 in said Owners Division, described as follows: Commencing at a point in the Westerly line of said Lot 4, 160.73 feet North-easterly of the most Southerly corner of Lot 8 in said Owners Division (measured along the Westerly line of said Lots 4 and 8); thence Easterly on a curved line convex Northerly, and having a radius of 350.26 feet, a distance of 143.05 feet last described curved line having a long chord of 142.06 feet said long chord forming an angle of 134 degrees, 05 minutes, 50 seconds from Southwest to North-easterly with said Westerly line of Lots 4 and 8; thence Northerly on a straight line being the extension of a radial line of the last described curved line, a distance of 18 feet; thence Easterly on a curved line convex Northerly and having a radius of 350.26 feet, a distance of 84.96 feet to its point of tangency with the extension West of a line drawn parallel to and 10 feet North of the South line of Lot 5 in said Owners Division, as same South line is located East of a point 571.46 feet West of the East line of Lot 5, the last described curved line having a long chord of 84.75 feet, said long chord forming an angle from Southerly to Northwesterly of 94 degrees, 49 minutes, 35 seconds with last described extended radial line; thence East along last described extended parallel line, a distance of 62.39 feet; thence North at right angles to the last described course, a distance of 18 feet; thence West, at right angles, to the last described course, a distance of 62.39 feet to a point of curve; thence Westerly on a curved line convex Northerly tangent to the last described line and having a radius of 368.26 feet, a distance of 139.32 feet; thence Southwesterly on a straight line, tangent to the last described curved line, a distance of 75.35 feet to its intersection with said westerly line of Lot 4; thence Southwesterly along said Westerly line of Lot 4 a distance of 30.48 feet to the place of beginning.

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also

Parcel 4:

That part of Lot 3 in Peterson Industrial and Commercial District, being Owners Division of parts of Lots 1, 2, 3, 8, 9 and 10, in Cook's Subdivision of the Southeast Fractional quarter South of Indian Boundary line of Section 3, Township 40 North, Range 13 East of the Third Principal Meridian, described as follows: Beginning at a point in the Easterly line of said Lot 3, said point being 160.73 feet Northeastly of the most Southerly corner of Lot 8 in said Owners Division (Measured along said Easterly line of Lot 3); running thence Northeastly along said Easterly line of Lot 3, a distance of 30.48 feet; thence Southwesterly on a curved line, convex Northwestly and having a radius of 368.26 feet, a distance of 148.54 feet to the Westerly line of said Lot 3, in the last described curved line having a long chord of 147.53 feet and said long chord forming an angle of 73 degrees, 34 minutes, 30 seconds from Southerly to Southwesterly with said Easterly line of Lot 3; thence Southwesterly along Westerly line of Lot 3, a distance of 107.94 feet; thence Northeastly on a straight line forming an angle of 8 degrees, 12 minutes 20 seconds from Northerly to Northeastly with said Westerly line of Lot 3, a distance of 63.15 feet; thence Northeastly on a curved line convex Northwestly tangent to the last described straight line (63.15 feet in length) and having a radius of 350.26 feet, a distance of 158.93 feet to the place of beginning: Except all that part of the aforesaid that lies Southwesterly of a line drawn radially to the center line of the Chicago and North Western Railway Company's Spur Track No. 179 as now located and established from a point on the center line of said spur track, distant 438 feet Northeastly of, as measured along the center line of said spur track from the point or switch of said spur track, extending said radial line to terminate on the Northwestly and Southeastly lines of said above described premises.

also

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Parcel 5:

A parcel of land in Peterson Industrial and Commercial District, being Owners Division of part of Lots 1, 2, 3, 8, 9 and 10, in Cook's Subdivision of the Southeast Fractional quarter of Indian Boundary line of Section 3, Township 40 North, Range 13 East of the Third Principal Meridian, said parcel of land comprising part of Lots 4 and 5 in said Owners Division and being described as follows: Commencing at a point on the extension West of a line drawn parallel to and 10 feet North of the South straight line of said Lot 5, said point being 936.88 feet West of the East line of said Lot 5 and running thence East along the last described parallel line, a distance of 103.06 feet; thence Easterly on a straight line forming an angle of 8 degrees 10 minutes, 20 seconds from East to Northerly with said last described parallel line, a distance of 51.67 feet; thence Northeasterly on a curved line convex Southeasterly tangent to the last described course and having a radius of 386.26 feet, a distance of 171.80 feet (arc); thence Northeasterly on a straight line tangent to the last described curved line, a distance of 115.76 feet to a point which is 188.89 feet South and 526.45 feet West, measured on lines parallel to the North and East line respectively, of said Lot 5; thence Northwesterly on a straight line forming an angle of 92 degrees, 16 minutes from Southwesterly to Northwesterly with last described course, a distance of 18 feet; thence Northwesterly on a straight line forming an angle of 160 degrees, 11 minutes from Southeasterly to South to Northwesterly with the last described course, a distance of 18 feet to a point which is 162.25 feet South and 549.72 feet West of, measured on lines, parallel to said North and East line of said Lot 5, (the last described course being the extension Southeasterly of a radial line of the next described course); thence Southwesterly on a curved line convex Southeasterly and having a radius of 368.26 feet a distance of 276.59 feet (arc); thence Westerly on a curved line convex Southerly having a common tangent with the last described curved line and having a radius of 705.40 feet, a distance of 100.61 feet (arc) to a point of tangency with a line drawn parallel to and 28 feet North of the extension West of said South straight line of

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Lot 5; thence West along the last described parallel line, a distance of 51.38 feet to the East line of land heretofore conveyed to Chicago and North Western Railroad Company by deed recorded June 20, 1929, as document No. 10405646; thence South along said East line of the Chicago and North Western Railway Company Land, 18 feet to the place of beginning; all in Cook County, Illinois.

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END OF RECORDED DOCUMENT