UNOFFICIAL COPY

DEED IN TRUST

Form 191 Rev 11-71

23 889 215

77 APR 15 PM 10 03

The above space for recorder's use only

THIS INDENTURE WITNESSETH, THAT THE GRANTOR, IDA E. CROSS married to CONRAD CROSS

of the County of Cook and State of Illinois, for and in consideration of the sum of Ten and 00/100- - - - - - - - - - - - - - - - - Dollars ($ 10.00), in hand paid, and of other good and valuable considerations, receipt of which is hereby duly acknowledged, Convey s and Warrants unto 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 8th day of April 19 77, and known as Trust Number 40336, the following described real estate in the County of Cook and State of Illinois, to wit:

The East 25 1/2 feet of the West 67 feet (except the East 4 feet of the North 20 feet thereof) of lots 1 and 2 in Florence F. Leopold resubdivision of Block 11 of Lyman, Larned and Woodbridge's subdivision of the East 1/2 of the Northwest 1/4 and the North East 1/4 of Section 11, Township 38 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois

10.00

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

Date

Buyer, Seller or Representative

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 resubdivide 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 streets and alleys, 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 presenti 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 198 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 with respect to 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 estate, to agree with respect to the construction of walls, buildings and improvements upon said real estate or any part thereof, to delay the commencement of or to complete the construction of any building or improvement on said real estate, or any part thereof, in accordance with any plan or plans, to repair, alter, demolish or remove any building or improvement on said real estate, or any part thereof, and to do all other things and for such other considerations as it may deem fit and proper in connection with the same. Whenever it is the intent of the parties hereto that the beneficial interest in and to said real estate shall be deemed personal property, it shall be deemed and taken to be real estate as provided in Section 1 of "An Act relating to Land Trusts", approved July 8, 1935, as amended, and the beneficial interest in said real estate shall be deemed personal property for all purposes, including but not limited to the payment of taxes and assessments, the power of attorney to sign tax bills, the right of redemption from tax sales, the right of partition, the right of eminent domain, the right of dower, the right of homestead, the right of mortgage, the right of lease, the right of other instrument, or that of the time within which to file a petition for a tax deed under the Statutes of Illinois, or any other rights or remedies which any person would have if the beneficial interest in said real estate were personal property. Any contract, obligation or instrument executed by said Trustee in connection with said real estate may be executed prior to, at the time of, or subsequent to the date of this Trust Agreement, and it may contain such provisions as the Trustee may deem proper, and the Trustee may be named therein as such Trustee, or words of similar import may be used in lieu of the name of said Trustee, and it may contain any provisions which may be customary or deemed appropriate to be inserted in a conveyance of real estate or any interest therein, or in any other instrument, and any such contract, obligation or instrument may be executed by said Trustee in the name of said Trust Agreement or in the name of said Trustee as such Trustee, or in such other form as said Trustee may deem fit and proper, and said Trustee may be joined therein by the beneficiaries under said Trust Agreement or any other person, and said Trustee may be joined therein by any other trustee hereunder or under any other trust agreement, and any such contract, obligation or instrument so executed shall be binding upon said Trustee, the trust estate and said beneficiaries hereunder, and said Trustee may execute any such contract, obligation or instrument in the name of said Trust Agreement or in the name of said Trustee as such Trustee, or in such other form as said Trustee may deem fit and proper