

UNOFFICIAL COPY

QUIT CLAIM
~~XXXXXXX~~ DEED IN TRUST

23 904 489

Section 4,

Buyer, Seller or Representative

THIS INDENTURE WITNESSETH, That the Grantor, Annette S. Anast, a spinster
of the County of Cook and State of Illinois, for and in consideration
of the sum of Ten and no/100 Dollars (\$ 10.00),
in hand paid, and of other good and valuable considerations, receipt of which is hereby duly acknowledged, Convey
and ~~quit claim~~ 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
8th day of April, 19 77, and known as Trust Number
77-04-2029, 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 A CERTAIN QUIT CLAIM DEED
DATED APRIL 20, 1977, MIDWEST BANK AND TRUST COMPANY U/T/A #77-04-2029.

23 904 489

RECEIVED IN BAD CONDITION

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Property of Cook County

This instrument prepared by: Anthony J. Diasio
Midwest Bank and Trust Company
1606 N. Halsted Ave.
Elmwood Park, Ill.

SUBJECT TO

TO HAVE AND TO HOLD the said real estate with the appurtenances, unto the heirs, and for the use and purposes herein and in said Trust Agreement set forth.

Full power and authority is hereby granted to said Trustee to improve, mortgage, lease, sell, or otherwise dispose of said real estate or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any valid easement 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, to mortgage, pledge or otherwise encumber said real estate, or any part thereof, in lease and real estate, or any part thereof, from time to time, in person or by attorney, to lease, to surrender in person or in person or by attorney, to renew or extend leases upon any terms and for any period or periods of time and to amend, change or modify any lease and the terms and provisions thereof at any time or times hereafter, to contract to make loans and to grant options to lease and options to renew or extend and options to purchase the whole or any part of the foreclosed and to contract to borrow the amount of principal or interest on any loan, to partition or to exchange said real estate, or any part thereof, for other real or personal property, to grant easements or the use of any land, 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 and from time to time.

In no case shall any party dealing with said Trustee, or any successor in trust, in relation to said real estate, or any part thereof, be bound 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 any successor 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 claiming the same.

The 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 the said 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 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 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 hereof being 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 directed 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 20th day of April 1977.

State of Illinois, ss. Catherine J. Lombardi, a Notary Public in and for said County, in the state aforesaid, do hereby certify that: Ninette S. Anast, a spinster, is 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 23rd day of April 1977.

Notary Public

Midwest Bank and Trust Company
Elmwood Park, Illinois

2573 N Clark St. Chicago
For information only insert street address of above described property.

11 00

Exempt under Section 2036 of the Internal Revenue Code
Real Estate Transfer Tax
Date

Exempt under Section 2036 of the Internal Revenue Code
Real Estate Transfer Tax
Date

23 924 489

UNOFFICIAL COPY

Box 533

MAIL TO:

MIDWEST BANK AND TRUST CO.
1605 NORTH ELSTON AVE.
ELMWOOD PARK, ILL. 60635

STATE OF ILLINOIS
FILED FOR RECORD
APR 28 10 11 AM '77

John J. Sullivan
CLERK OF DEEDS
*23904489

Property of Cook County Clerk's Office

END OF RECORDED DOCUMENT