

GEORGE E. COLE\*  
LEGAL FORMS

NO. 1990  
SEPTEMBER, 1967

DEED IN TRUST

(ILLINOIS)

23 916 529

(The Above Space For Recorder's Use Only)

03-1972  
66-214

THE GRANTOR JAY A. PHELPS, a widower and not remarried,  
of the County of Cook and State of Illinois, for and in consideration  
of ten and no/100ths (\$10.00) Dollars, and other good and valuable considerations in hand paid, Conveys and (WARRANT/QUIT CLAIM) unto  
JOSEPH S. PHELPS, of the County of Cook and State of Illinois, of  
Illinois as Trustee under the provisions of a trust agreement dated the 26th day of April  
1977 and known as Trust Number 42677 (hereinafter referred to as "said trustee," regardless of the number  
of trustees,) and unto all and every successor or successors in trust under said trust agreement, the following described real estate  
in the County of COOK and State of Illinois, to wit: Lot 24 in Block 12 in Marquette  
Road Terrace, being a Subdivision of the North West 1/4 of the South  
East 1/4 and part of the North East 1/4 of the South West 1/4 of  
Section 22, Township 38 North, Range 13, East of the Third Principal  
Meridian, in Cook County, Illinois.

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the uses and purposes herein  
and in said trust agreement set forth.

Full power and authority are hereby granted to said trustee to improve, manage, protect and subdivide said premises or  
any part thereof; to dedicate parks, streets, highways or alleys; to vacate any subdivision or part thereof, and to resubdivide said  
property 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 premises 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 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 in future, and upon any terms and for any  
period or periods of time, not exceeding in the case of any single demise a term of 198 years, and to renew or extend leases  
upon any terms and for any period or periods of time and to amend, to 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 in the manner of fixing the amount of present  
or future rentals; to partition or to exchange said property, 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 casement 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 to the application of any  
purchase money, rent, or money borrowed or advanced on said premises, or be obliged to see that the terms of this trust have  
been complied with, 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, (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 contained in this indenture and in said trust agreement  
or in some amendment thereof and binding upon all beneficiaries thereunder; (c) that said trustee was fully authorized and  
empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument; and (d) that 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, 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 only  
in the earnings, avails and proceeds arising from the sale or 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.

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 in the certificate of title or duplicate thereof, or memorial, the words "in trust," or "upon condition," or "with limita-  
tions," 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 the exemption of homesteads from sale on execution or otherwise.

In Witness Whereof, the grantor aforesaid has hereunto set his hand and seal this 26th  
day of April, 19 77

(SEAL) Jay A. Phelps (SEAL)  
Jay A. Phelps (SEAL)

State of Illinois, County of Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State afore-  
said, DO HEREBY CERTIFY that Jay A. Phelps, a widower,  
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 official seal, this 26th day of April, 19 76

Commission expires 1-28 1978 Marjorie R. Metcalf  
NOTARY PUBLIC

\*USE WARRANT OR QUIT CLAIM AS PARTIES DESIRE

DEED PREPARED BY:  
J. STIRLING MORTIMER  
11 S. LaSalle St., Chicago, Ill. 60603

MAIL TO: J. STIRLING MORTIMER  
(Name)  
11 So LaSalle, Suite 2900  
(Address)  
Chicago, Ill 60603  
(City, State and Zip)

OR RECORDER'S OFFICE BOX NO. 15

ADDRESS OF PROPERTY, & Grantee's Address:  
6849 South Kostner Avenue  
Chicago, Illinois 60629

THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES  
ONLY AND IS NOT A PART OF THIS DEED.

SEND SUBSEQUENT TAX BILLS TO:  
(Name)

(Address)

Exempt from taxation under the Chicago Transaction Tax Ordinance  
under provisions of paragraph E of Section 200.1-286 of said  
Ordinance.  
Dated: April 26, 1977  
J. Stirling Mortimer  
Agent for Seller

Exempt from taxation under provisions of  
paragraph E, Section A, Real Estate Transfer Act.  
Dated: April 26, 1977  
J. Stirling Mortimer  
Agent for Seller

AFFIX RIDERS OR REVENUE STAMPS HERE

DOCUMENT NUMBER

23 916 529

UNOFFICIAL COPY

Deed in Trust

JAY A. PHELPS

TO

JOSEPH G. PHELPS, Trustee

*Richard R. Wilson*

RECORDER OF DEEDS

\*23916529

STATE OF ILLINOIS  
RECORDED FOR RECORD  
MAY 9 2 22 PM '17

GEORGE E. COLE  
LEGAL FORMS

Property of Cook County Clerk's Office

END OF RECORDED DOCUMENT