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65-24-600 D

16-07-115-042-1102

This Indenture Witnesseth, That the Grantors, BRUCE L. CARSON and MARY JANE NELSON, formerly MARY JANE CARSON, Divorced and not remarried, of the County of Cook and the State of Illinois for and in consideration of Ten and other valuable considerations Dollars, and other good and valuable consideration in hand paid, Convey and Warrant unto AVENUE BANK & TRUST COMPANY OF OAK PARK, a state banking corporation of 104 North Oak Park Avenue, Oak Park, Illinois, its successor or successors, as Trustee under the provisions of a trust agreement dated the 7th day of April 1977 known as Trust Number 1649, the following described real estate in the County of Cook and State of Illinois, to-wit:

Unit Number 1-6 as delineated on survey of the following described parcel of real estate (hereinafter referred to as parcel): Lot 9 and the North 132 feet of Lot 10 in Block 2 in Kettlestring's Addition to Harlem, being a Subdivision of the North part of the North West 1/4 of Section 7, Township 39 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois, which survey is attached as Exhibit "A" to Declaration of Condominium made by Lawndale Trust and Savings Bank, a National Banking Association, as Trustee under Trust Agreement dated June 10, 1971, known as Trust Number 5787, recorded on March 6, 1973, in the office of the Recorder of Cook County, Illinois, as Document Number 22240167; together with an undivided 1.56 per cent interest in said parcel (excepting from said parcel all the property and space comprising all the units thereof as defined and set forth in said Declaration and Survey) in Cook County, Illinois.

Subject to Covenants, easements and restrictions of record, if any.
 Subject to General Real Estate Taxes for 1975 and subsequent years.

10.00

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS, COOK COUNTY, ILLINOIS
 MAY 11 1977
 16-07-115-042-1102

TO HAVE AND TO HOLD the said premises with the appurtenances, upon the trusts, and for 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 premises or any part thereof, to dedicate parks, streets, highways or alleys and 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 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 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 or 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 easement 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 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.

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.

This document prepared by Guy E. Zerfoss, Atty, 256 Lake St., Oak Park, Illinois.

BOX 503

23 922 237

UNOFFICIAL COPY

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 limitations," or words of similar import, in accordance with the statute in such cases made and provided.

And the said grantor s hereby expressly waive and release 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 s aforesaid have hereunto set their hand s and seals this 13th day of April 1977.

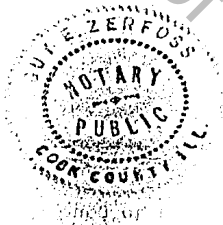
(SEAL) Kenneth Carson Mary Jane Nelson (SEAL)

STATE OF Illinois }
COUNTY OF Cook } SS.

I, Guy E. Zerfoss

a Notary Public in and for said County, in the State aforesaid, do hereby certify that Bruce L. Carson and Mary Jane Nelson, formerly known as Mary Jane Carson, divorced and not remarried,

personally known to me to be the same person s whose name s are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as their 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 2nd day of May A.D. 1977.

Guy E. Zerfoss
Notary Public.

My commission expires March 3, 1981.

ILLINOIS
RECORD
MAY 11 12 42 PM '77

RECORD OF DEEDS
*23922237

BOX NO. 279

Deed in Trust

ADDRESS OF PROPERTY

AVENUE BANK & TRUST COMPANY
OF OAK PARK
104 N. Oak Park Avenue
Oak Park, Illinois 60301

ES&V 5811 BENEFORUS, INC.

END OF RECORDED DOCUMENT