

# UNOFFICIAL COPY

23 938 497

This Indenture Witnesseth, That the Grantors, Elizabeth R. Kaplan, his wife; and Sam Kaplan, a bachelor

of the County of Cook and the State of Illinois for and in consideration

of Ten and 00/100 Dollars,

and other good and valuable consideration in hand paid, Convey and Warrant unto

NORTHWEST NATIONAL BANK of Chicago, a national banking association, of Chicago, Illinois, its successor

or successors as Trustee under the provisions of a trust agreement dated the 21st day of July

1976 known as Trust Number 3431, the following described real estate in the County of

Cook and State of Illinois to-wit:

See legal attached and made a part hereof.

11.00

34-42.5K

13-03-100-253

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That part of lot "A" lying South of a line drawn at right angles to the West line of said lot "A" 221 feet South of the Northwest corner thereof (except from the above described portion of said lot "A" the North 448 feet thereof) in Daidone and DiVincenzo in Sauganash, being a resubdivision of part of Ogden and Jones' Subdivision of Bronson's part of Caldwell's Reservation in Township 40 North, Range 13, East of the Third Principal Meridian, part of those portions of vacated North Sauganash Avenue, lying between West Devon Avenue and North Geneva Avenue, and of lots 43 and 58 and part of lot 56 in Second Devon and Cicero Avenue Addition, being a subdivision of part of lot 3 in the Assessor's Division of the Northwest fractional quarter of Section 3, Township 40 North, Range 13, East of the Third Principal Meridian; lying Northeast of Caldwell's Reservation and North of the Indian Boundary Line; also the South 10 acres of lot 7 in the Assessor's Division of the Southwest quarter of Section 34, Township 41 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois\*\*

COOK COUNTY Clerk's Office

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Subject to general taxes for the year 1976 and subsequent years, covenants and restrictions of record, if any, and easements of record.

STATE OF ILLINOIS REAL ESTATE TRANSFER TAX MAR 23 1977 DEPT. OF REVENUE 275.00	CITY OF CHICAGO REAL ESTATE TRANSACTION TAX DEPT. OF REVENUE 400.00
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Above Grantee's Address: 3985 N. Milwaukee Ave., Chicago, Illinois 60641

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 redivide said property as often as desired, to contract to sell, to grant options to purchase or 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 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 interests 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.

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(s) and release(s) 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 haV... herunto set... hand... and seal... this 14th day of April 1977

*HK SR*  
Darvey Kaplan (Seal)  
Elizabeth R. Kaplan (SEAL)

The address of premises is 6273-81 N. Cicero Ave - Chicago Illinois the above address is for statistical purposes and is not part of this deed  
Sam Kaplan (SEAL)

23938497

Property of Cook County Recorder's Office

UNOFFICIAL COPY

STATE OF ILLINOIS )  
COUNTY OF COOK ) SS. I. Nicholas Limperis

a Notary Public in and for said County, in the State aforesaid, do hereby certify that Harvey Kaplan and Elizabeth R. Kaplan, his wife; and Sam Kaplan, a bachelor.

personally known to me to be the same person<sup>s</sup> whose name<sup>s</sup> 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, Notarial seal this 20 day of May A. D. 1977.

*Nicholas Limperis*  
Notary Public.

*Comm. Expires on June 29, 1979*



RECORDED  
MAY 23 2 13 PM '77

Box 246  
Trust No.

Deed in Trust  
WARRANTY DEED

ADDRESS OF PROPERTY

TO  
NORTHWEST NATIONAL BANK OF CHICAGO  
IRVING PARK AND CICERO AT MILWAUKEE  
TRUSTEE

BOX 246  
70-5865-4  
*Rene*  
NWNB

END OF RECORDED DOCUMENT