

DEED IN TRUST

23 953 807

65-25312 LATER DATE

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor **MARION KANE, a widow** not remarried,

of the County **Cook** and State of **Illinois** for and in consideration of **TEN and No/100 (\$10.00)** Dollars, and other good and valuable considerations in hand paid, Conveys and the Quit Claims unto the **FIRST BANK OF OAK PARK**, an Illinois Corporation, its successor or successors, as Trustee under the provisions of a trust agreement dated the **26th** day of **April** 19**77**, known as Trust Number **10977**, the following described real estate in the County of **Cook** and State of Illinois, to-wit:

The east 100 feet of the North 19.21 feet of Lot 1 in Block 9 in Hyde Park in Section 11, Township 38 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

SUBJECT TO:

- 1. General Real Estate Taxes for the year 1976 and subsequent years;
- 2. Covenants and Restrictions of record;

THIS DOCUMENT PREPARED BY: **Burton F. Grant of Grant, Kaplan and Grant, P.C., 69 W. Washington St., Chicago, Illinois 60602.**

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trust 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 premises or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, 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 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 any and all 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 rent, and to purchase the whole or any part of the reversion and to contract respecting the manner of using the amount of a rent or future rents, to partition or to exchange said property, or any part thereof, for other real or personal property, to grant easements or rights of any kind, to release, convey or assign any right, title or interest in or about or connected with 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 hereof 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, and 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, notwithstanding any covenants 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 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.

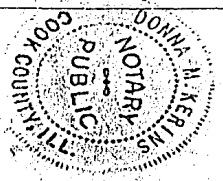
If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in the certificate of title or duplicate thereof, or memorial, the words "in trust", or "upon condition" or "with limitations", or words of similar import, in accordance with the statute in such 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 homestead from sale or execution or otherwise.

In Witness Whereof, the grantor foresaidsaid has hereunto set her hand and seal, this 28th day of April 19 77.

Exempt Under Provisions of Paragraph Sec. 200, 1-2 (B-E) or Paragraph (Seal) Marion Kane (Seal)  
Sec. 200, 1-4 (F) of the Chicago MARION KANE  
 Transaction Tax Admission (Seal)  
 Date MAY 20 1977 Grace L. Stahl (Seal)  
 Buyer, Seller, Representative

State of Illinois ss. I, Donna M. Kerins, a Notary Public in and for said County, in County of Cook do hereby certify that MARION KANE, a widow not remarried,



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 20th day of April 19 77.

Donna M. Kerins  
Notary Public

FIRST BANK OF OAK PARK  
BOX 47  
Grantee's Address  
First Bank of Oak Park  
11 Madison Street  
Oak Park, Illinois 60302

5000 S. Blue Island Ave. Chicago  
For information only insert street address of above described property.

Exempt under provisions of Paragraph e, Section 4 of the Real Estate Transfer Tax Act  
Dated this 28th day of April, 19 77  
Agent Grace L. Stahl

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Office

Document Number  
23 953 807

UNOFFICIAL COPY

COOK COUNTY, ILLINOIS  
FILED FOR RECORD

JUN 3 2 31 PM '77

*Edw. R. ...*

RECORDER OF DEEDS

\*23953807

Property of Cook County Clerk's Office

END OF RECORDED DOCUMENT