

# UNOFFICIAL COPY

COOK COUNTY, ILLINOIS

DEED IN TRUST

MAR 26 '75 8 03 P

23 032 269

*Henry A. Olson*  
REGISTERED

#23032269

FORM 14 BEEBE STUART-HODDER COMPANY

The above space for recorder's use only

THIS INDENTURE WITNESSETH, that the Grantor s  
Walter Meier and Nancy Meier, his wife

of the County of Cook and State of Illinois for and in consideration of TEN AND NO/100ths \* \* \* \* \* Dollars, and other good and valuable considerations in hand paid, convey and warrant unto UNION NATIONAL BANK OF CHICAGO, a National Banking Association of Chicago, Illinois, as Trustee under the provisions of a trust agreement dated the 1st day of March 19 75, known as Trust Number 2279, the following described real estate in the County of Cook and State of Illinois, to wit:

The West 14 acres (except the North 1805.30 feet thereof) of the East 26 Acres of the West half of the East half of the North West Quarter of Section 24, Township 37 North, Range 12 East of the Third Principal Meridian (excepting therefrom that part of the said 14 Acres conveyed to the Sanitary District of Chicago.) in Cook County, Illinois.

This Instrument was prepared by  
MARGARET LUPO  
UNION NATIONAL BANK OF CHICAGO  
11108 S. MICHIGAN AVE.  
CHICAGO, ILLINOIS 60628

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 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, to sell on any terms, to convey either with or without consideration, to convey and 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 12 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 premises 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 charges of any kind, to release, convey or assign any such title or interest in or about or appertaining 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 him to do, to execute and deliver any deed, mortgage, lease or other instrument 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, or to whom the application of any purchase money, rent, or money borrowed or advanced on said premises, or be obligated to see that the terms of this trust have been complied with, or be obligated 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 terms, 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, mortgage or other instrument and (d) if the conveyance is made to a successor or successors in trust, that such successor or successors of trust have been properly appointed and are fully vested with all the title, estate, rights, powers, authorities, duties and obligations of him, 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 use or other disposition of said real estate, and such interest shall be by 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 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 seal S this 1st day of March 19 75

X *Walter Meier* (Seal) X *Nancy Meier* (Seal)

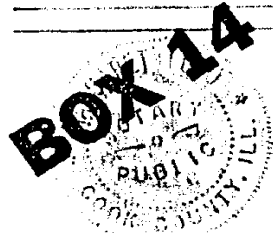
700 (Seal)

State of Illinois )  
County of Cook ) ss. *Margaret Lupo* a Notary Public in and for said County, in the state aforesaid, do hereby certify that  
Walter Meier and Nancy Meier, his wife

personally known to me to be the same persons whose names 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 official seal this 1 day of March 19 75

*Margaret Lupo*  
Notary Public



GRANTEE'S ADDRESS  
UNION NATIONAL BANK OF CHICAGO  
11108 South Michigan Avenue, Chicago, Illinois 60628 468-9500

7730 West 115th Street, Palos Hills  
For information only insert street address of above described property.

Section 4,  
Buyer, Seller or Representative  
Date 3/17/75  
Buyer, Seller or Representative  
Real Estate Transfer Act.

NO TAXABLE CONSIDERATION

23 032 269

Plat Act Affidavit

STATE OF ILLINOIS)  
                                  )SS  
COUNTY OF COOK

23032269

Walter Meier

Being first duly sworn on oath deposes and says that:

1. Affiant resides at 7730 West 115th St Palos Hills, Illinois

2. That                    he is (agent) (officer) (one of) grantor (s) in a (deed) (lease) dated the 1st day of March 1973 conveying the following described premises:

See attached rider

3. That the instrument aforesaid is exempt from the provisions of "An Act to Reverse the Law in Relation to Plats" approved March 31, 1874, as amended by reason that the instrument constitutes

(a) The division or subdivision of land into parcels or tracts of 5 acres or more in size which does not involve any new streets or easements of access;

(b) The division of lots or blocks of less than 1 acre in any recorded subdivision which does not involve any new streets or easements of access;

(c) The sale or exchange of parcels of land between owners of adjoining and contiguous land;

(d) The conveyance of parcels of land or interests therein for use as a right of way for railroad or other public utility facilities and other pipe lines which does not involve any new streets or easements of access;

(e) The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access;

(f) The conveyance of land for highway or other public purposes or grants of conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use;

(g) Conveyances made to correct descriptions in prior conveyances;

(h) The sale or exchange of parcels or tracts of land following the division into no more than 2 parts of a particular parcel or tract of land existing on July 17, 1959 and not involving any new streets or easements of access.

(I.) This property constitutes all of the property owned by the grantor, the Act is not applicable as grantor owns no adjacent property to the premises described in said deed. This is a separate tract of land and does not involve any division or subdivision.

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Property of Cook County Clerk's Office

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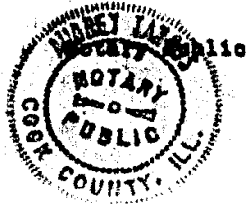
Tract or easement for  
new streets or easements of access.

SEE RIDER ATTACHED

Further the affiant sayeth not.

Subscribed and sworn to  
before me this 20<sup>th</sup> day  
of March 1975

x Walter Alieis



23032269

END OF RECORDED DOCUMENT