

# UNOFFICIAL COPY

DEED IN TRUST

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WARRANTY

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THIS INDENTURE WITNESSETH, That the Grantor:

EDWARD ANTHONY COLLINS, a bachelor,

of the County of 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 Warrants unto EXCHANGE NATIONAL BANK OF CHICAGO, a National banking association, La Salle and Adams, Chicago, Illinois 60690, its successor or successors, as Trustee under a trust agreement dated the 10th day of February, 1975; known as Trust Number 29887, the following described real estate in the County of Cook and State of Illinois, to-wit:

Lot 25 in Block 7 in Englefield, being a subdivision of the South East quarter of Section 30, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

(Permanent Index No.: 20 30 403 014 0000)

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

Full power and authority is hereby granted to said trustee to subdivide and resubdivide the real estate or any part thereof; to dedicate parks, streets, highways or alleys; and to create any subdivision or part thereof; to execute contracts to sell or exchange, or execute grants of options to purchase, to execute contracts to lease for any term, in conveyance either with or without consideration; to convey the real estate 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 the trustee; to donate, to dedicate, to mortgage, or otherwise encumber the real estate, or any part thereof; to execute leases of the real estate, or any part thereof, from time to time, in possession or reversion, by leases to terminate in present or future, and upon any terms and for any period or periods of time, and to execute leases or extensions of leases upon any terms and for any period or periods of time and to execute amendments, changes or modifications of leases and the terms and provisions thereof at any time or times hereafter; to execute contracts to make leases and to execute options to lease and options to purchase the whole or any part of the reversion and to execute contracts to execute contracts to lease and options to purchase the whole or any part of the reversion and to execute contracts to assign any right, title or interest in or about or appurtenant to the real estate or any part thereof, and to deal with the title to said real estate and every part thereof in all other ways and for such other considerations as it should be lawful for any person owning the title to the real estate to deal with it, whether similar to or different from the ways above specified and at any time or times hereafter.

In no case shall any party dealing with said trustee in relation to the real estate, or to whom the real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by the trustee, be obliged to see that the terms of the trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of the trustee, or be obliged or protected to inquire into any of the terms of the trust agreement; and every deed, trust deed, mortgage, lease or other instrument executed by the trustee in relation to the 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 trustee created herein and by the trust agreement was in full force and effect and such conveyance or other instrument was executed in accordance with the trust, conditions and limitations contained herein and in the trust agreement or in any amendments thereto and binding upon all beneficiaries, (b) that the trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument and (c) 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 beneficiary under the trust agreement and of any person claiming under them or any of them shall be only in the possession, earnings, and the avails and proceeds arising from the sale, mortgage or other disposition of the real estate, and such interest is hereby declared to be personal property, and no beneficiary shall have any title or interest, legal or equitable, in or to the real estate as such, but only an interest in the possession, 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 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, S. and releases, 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 aforesaid has hereunto set his hand and seal this 11th day of February, 1975.

(SEAL)

Edward Anthony Collins (SEAL)

(SEAL)

(SEAL)

State of Illinois, County of Cook, JOHN J. DOWD, JR., a Notary Public in and for said County, in the state aforesaid, do hereby certify that EDWARD ANTHONY COLLINS, a bachelor,

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 notarial seal this 11th day of February, 1975.

John J. Dowd, Jr. Notary Public

EXCHANGE NATIONAL BANK OF CHICAGO Box 132

7541 S. Honore, Chicago, Illinois

THIS INSTRUMENT PREPARED BY: JOHN J. DOWD, JR. 1701 W. 87th St. Chicago, Ill. 60620

(Address of Grantee; La Salle & Adams St, Chgo, IL 60690)

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END OF RECORDED DOCUMENT