

# UNOFFICIAL COPY



COOK COUNTY, ILLINOIS  
WARRANTY DEED IN TRUST

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APR 9 '75 48 F

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor **RODNEY E. ENGELEN and AUDREY H. ENGELEN**, his wife,

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, Convey and warrant unto the **CHICAGO TITLE AND TRUST COMPANY**, a corporation of Illinois, as Trustee under the provisions of a trust agreement dated the **10th** day of **February** **1975**, known as Trust Number **1065711** the following described real estate in the County of **Cook** and State of **Illinois**, to-wit:

Lot 7 (except the North 50 feet thereof) in Block 2 in Nate and Phelps Addition to Evanston in Section 7, Township 41 North, Range 4, East of the Third Principal Meridian in Cook County, Illinois.

SUBJECT TO: covenants, conditions and restrictions of record; private, public and utility easements and roads and highways, if any; party wall rights and agreements, if any; existing leases and tenancies, special taxes or assessments for improvements not yet completed; installments not due at the date hereof of any special tax or assessment for improvements heretofore completed; general taxes for the year 1974 and subsequent years.

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 reestablish said property as often as desired, to contract to sell, to rent or 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 on 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 charges of any kind, to release, convey or assign any right, title or interest in or about or encumbrance 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, 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.

The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the entirety, and no beneficiary hereunder shall have any title of interest, legal or equitable, in or to said real estate as such, but only an interest in the earnings, rents and proceeds thereof or otherwise.

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 grantors hereby expressly waive and release any and all right of 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 grantors aforesaid have hereunto set their hands and seals this 19th day of MARCH 1975

(Seal) Rodney E. Engelen (Seal)  
(Seal) Audrey H. Engelen (Seal)

GRANTEE'S ADDRESS: 111 West Washington, Chicago, Illinois 60602

State of Illinois ss. Jeanette J. Jylanski a Notary Public in and for said County, in County of Cook the state aforesaid, do hereby certify that Rodney E. Engelen and Audrey H. Engelen, his wife

personally known to me to be the same person, whose name is subscribed to this instrument was presented by the foregoing instrument, appeared before me this day 19th 1975 and acknowledged that said instrument was signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, and that he is the owner of the right of homestead. Given under my hand and notarial seal this 19th day of MARCH 1975

Form 91 Chicago Title and Trust Co. Box 533 2661 Orrington, Evanston, Ill. For information only insert street address of above described property.

63-15-669  
15-25-967-006

STATE OF ILLINOIS  
DEPARTMENT OF REVENUE  
This space for affixing Stamps and Revenue Stamp

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END OF RECORDED DOCUMENT