

# UNOFFICIAL COPY

COOK COUNTY, ILLINOIS  
Quit Claim  
FILED FOR RECORDS  
23 058 592  
APR 23 10 27 AM '75

RECORDED OF DEEDS  
# 23058592

63-72-7306 47-5 @ ml

THIS INDENTURE WITNESSETH, That the Grantor,  
Annette S. Anast, a spinster  
of the County of Cook and State of Illinois, for and in consideration of the sum of Ten and no/100 Dollars (\$ 10.00), in hand paid, and of other good and valuable considerations, receipt of which is hereby duly acknowledged, convey and unto MIDWEST BANK AND TRUST COMPANY, a banking corporation duly organized and existing as a banking corporation under the laws of the State of Illinois, and duly authorized to accept and execute trusts with the State of Illinois, as Trustee under the provisions of a certain Trust Agreement, dated the 31st day of March 1975, and known as Trust Number 75-03-1467 the following described real estate in the County of Cook and State of Illinois, to-wit:

Lot 10 (Except the South 50 feet thereof) in Block 9 in W.F. Kaiser & Company's Addison Heights being a subdivision of the South half of the Northwest Quarter or Section 19, Township 40 North, Range 13, East of the Third Principal Meridian in Cook County, Illinois. \*\*

This instrument was prepared by:  
Anthony J. Diasio  
1606 N Harlem Ave  
Elmwood Park, Ill. 60635

500

SUBJECT TO

TO HAVE AND TO HOLD the said real estate 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 real estate or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision of part thereof, and to redivide said real estate as often as desired, to contract to sell, to grant options to purchase, to sell on any terms, to convey or otherwise with or without consideration, to convey said 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 said Trustee, to donate, to dedicate, to mortgage, to lease or otherwise encumber said real estate, or any part thereof, to lease said real estate, or any part thereof, from time to time, in possession or reversion, by lease to commence in the present or in the future, and upon any terms and for any period or periods of time, not exceeding in the case of any one lease 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 real estate and to contract respecting the amount of present or future rentals, to grant assignments or to partition or to exchange said real estate, or any part thereof, for other real or personal property, to grant easements or charges of any kind, to release, convey or assign any rights, title or interest in or about or appurtenant to said real estate or any part thereof, and to deal with said real estate 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, together 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, or any successor in trust, in relation to said real estate, or to whom said real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said Trustee, or any successor in trust, be obliged to see to the application of any purchase money, rent or money borrowed or advanced on said real estate, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the authority, 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, or any successor in trust, in relation to said real estate shall be conclusive evidence in favor of any person (including the Register of Titles of said county) relying upon or claiming under any such conveyance lease or other instrument, as 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 all amendments thereof, if any, and binding upon all beneficiaries thereunder. (c) that said Trustee, or any successor in trust, was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument and (d) that 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.

This conveyance is made upon the express understanding and condition that neither The Midwest Bank and Trust Company, individually or as Trustee, nor its successor or successors in trust shall incur any personal liability or be subjected to any claim, judgment or decree for anything in or about the trust or its or their agents or attorneys may do or omit to do in or about the said real estate or under the provisions of this deed or said Trust Agreement or any amendment thereof, or for injury to person or property happening in or about said real estate, and all such liability being hereby expressly waived and released. Any contract, obligation or indebtedness incurred or entered into by the Trustee in connection with said real estate shall be entered into by it in the name of the then beneficiary under said Trust Agreement as the Trustee. In fact, hereby irrevocably appointed for such purposes, or at the election of the Trustee, in its own name, as Trustee of an express trust, and not individually (and the Trustee shall have no obligation whatsoever with respect to any such contract, obligation or indebtedness except, or so far as the trust property and funds in the actual possession of the Trustee shall be applicable for the payment and discharge thereof). All persons and corporations whatsoever and whatsoever shall be charged with notice of this condition from the date of the filing for record of this deed.

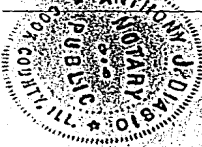
The interest of each and every beneficiary hereunder and under said Trust Agreement and of all persons claiming under them on any of them shall be only in the earnings, avails and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal 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, the intention hereof being to vest in said The Midwest Bank and Trust Company the entire legal and equitable title in fee simple, in and to all of the real estate above described. If the title to the above described real estate or any part thereof is ever or hereafter transferred to any person, or if any person or note in the possession of title or duplicate thereof, or memorial, "in trust" or "upon condition," or "with limitations," or words of similar import, in any case makes or purports to make, then said Trustee shall not be bound to recognize or produce the said Agreement or a copy thereof, or any extracts therefrom, as evidence that any transfer, charge or other dealing involving the real estate is in accordance with the true intent and meaning of the trust.

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 homesteads from sale on execution or otherwise.

In Witness Whereof, the grantor aforesaid has hereunto set her hand and seal this 10<sup>th</sup> day of April 1975

Annette S. Anast [SEAL] [SEAL]  
[SEAL] [SEAL]

State of Illinois SS. I, Anthony J. Diasio a Notary Public in and for said County, in County of Cook do hereby certify that Annette S. Anast, a spinster



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 10<sup>th</sup> day of April 1975  
Anthony J. Diasio  
Notary Public

GRANTEE'S ADDRESS  
Midwest Bank and Trust Company  
1606 N HARLEM  
ELMWOOD PARK, ILLINOIS

3755-59 N Harlem Ave Chicago  
For information only insert street address of above described property.

EXEMPT UNDER PROVISIONS OF PARAGRAPH E, SECTION 2001.1-286, CHICAGO TRANSACTION TAX ORDINANCE  
4/19/75  
DATE  
EXEMPT UNDER PROVISIONS OF PARAGRAPH G, SECTION 4, REAL ESTATE TRANSFER TAX ACT.  
4/19/75  
DATE

Document Number  
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BOX 533

## END OF RECORDED DOCUMENT