

QUIT CLAIM DEED  
WXX

23 058 773

APR 23 11 11 AM '75  
Notary Public in and for Cook County, Illinois

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 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 17th day of April, 1975, and known as Trust Number 75-04-1481, the following described real estate in the County of Cook and State of Illinois, to-wit:

The North half of Lot 10 in Block 2 in Oliver L. Watson's Maple Grove Addition to Chicago, in the Southeast quarter of 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  
Elmwood Park, Ill. 60635

SUBJECT TO

TO HAVE AND TO HOLD the said real estate with the appurtenances, upon the covenants and for the uses and purposes herein and in said Trust Agreement as forth.

Full power and authority is hereby granted to said Trustee to improve, finance, invest, to divide said real estate or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision of part thereof and to resubdivide said real estate as often as desired, in contract to sell, to grant options to purchase, to sell on any terms, to convey with or without consideration, to convey said real estate or any part thereof to a successor or successors in trust and to assign to a successor or successors in trust all of the title, estate, powers and authorities vested in said Trustee, to donate, to distribute, to mortgage, pledge or otherwise encumber said real estate, or any part thereof, in lease and real estate, or any part thereof, from time to time, on provision or reservation, by deed or otherwise, in fee simple or for years, or for years and upon any terms and for any period or periods of time, not exceeding in the case of any lease the term of 99 years, and to amend the same at any time or times hereafter, to contract to make leases and to grant options to lease and options, to renew, to modify or to terminate the same or any part of the reservation and to contract respecting the amount of present or future rentals, in portion or to exchange said real estate, or any part thereof, for other real or personal property, to grant easements or interests of any kind, to take, convey or assign any right, 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 may deem best 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, or any successor in trust, in relation to said real estate or any part thereof, 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, capacity 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 every person (including the Beneficiary of Title of said county) relying upon or claiming under any such conveyance, lease or other instrument, and that at the date 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 trust, 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, and that said Trustee, or any successor in trust, was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, or other instrument and that if the counterpart's 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 by or for or in favor of or against any party or parties who 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 thereto, or for injury to person or property happening in or about said real estate, any and all such liability being expressly waived and released. Any contract, obligation, indebtedness incurred or entered into by the Trustee in or about said real estate may be entered into by it in the name 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 only 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 or any of them shall be only in the earnings, avails and proceeds arising from the sale or any 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 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 any of the above real estate 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 said Trustee shall not be required to produce the said Agreement or a copy thereof, or any extracts therefrom, as evidence that any transfer, charge or other dealing involving the registered lands 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 ha S hereunto set her hand and seal this 17th day of April, 19 75

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

State of Illinois I, Anthony J. Diasio a Notary Public in and for said County, in the state aforesaid, 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 18th day of April, 19 75  
Anthony J. Diasio  
Notary Public

Grantee's address  
Midwest Bank and Trust Company  
1606 N Harlem Ave  
Elmwood Park, Illinois

6519 W Addison St. Chicago  
For information only insert street address of above described property.

This space for address of Lenders and Revenue Stamps, Section 1.  
Exact under provisions of Paragraph E, Section 1.  
Real Estate Number 23058773  
Anthony J. Diasio  
Notary Public in and for Cook County, Illinois  
4/18/75

Document Number  
23058773

Office of Cook County Clerk

UNOFFICIAL COPY

Property of Cook County Clerk's Office

MAIL TO:  
MIDWEST BANK & TRUST CO.  
1005 N. HARLEM AVENUE  
ELMHOOD PARK, ILLINOIS 60035

23058773

END OF RECORDED DOCUMENT