

# UNOFFICIAL COPY

DEED IN TRUST

23 062 630

Form 191 Rev. 11-71

The above space for recorder's use only

THIS INDENTURE WITNESSETH, THAT THE GRANTOR, **RUTH G. LEVY, a widow and not remarried,** 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 **Quitclaims** and **Warranty** unto **AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO**, a national banking association whose address is **33 No. LaSalle Street, Chicago, Illinois**, as Trustee under the provisions of a certain Trust Agreement, dated the **22nd** day of **December**, 19 **74**, and known as Trust Number **25021**, the following described real estate in the County of **Cook** and State of **Illinois**, to wit:

(See Schedule A Attached Hereto)

Exempt under provisions of Paragraph 2, Section 4, Real Estate Transfer Tax Act.

11/28/75

*Jeffrey C. Liss*

Date

Buyer, Seller or Representative

THIS INSTRUMENT WAS PREPARED BY

Jeffrey C. Liss  
of **LIEBERMAN, LEVY, BARON & STONE LTD.**  
**150 N WACHER DR. CHICAGO ILL 60606**

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 use the said real estate or any part thereof, to dedicate parks, streets, highways or alleys to create any subdivision or part thereof, and to resubdivide said real estate 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 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 authority vested in said Trustee, 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 in perpetuity or for a term, and upon any terms and for any period or periods of time, not exceeding in the case of any single 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, in 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 interest to be paid on any partition or to exchange said real estate, or any part thereof, for other real or personal property, to grant assignments or charges of any kind, to release, 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 might be lawful for any person owning the same to deal with the same, when authorized 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 any part thereof, or to any interest therein, be relieved or discharged by the said Trustee, or any successor in trust, from the application of this deed or any part thereof, or from the application of any purchase money, and no money received or advanced on said real estate, or be obligated to see that the terms of this deed have been complied with, or be obliged to devote to the purchase, mortgage or encumbrance of any part of said real estate, or to the sale of any part thereof, or to the execution of said Trust Agreement and any deed, lease, mortgage, lease or other instrument executed by said Trustee, or any successor in trust, in relation to said real estate shall be voidable or void in favor of every person including the Registrar of Titles of said county, holding upon or relating to any such mortgage, lease or other instrument, at the time of the delivery thereof, created by this indenture and by said Trustee, or any successor in trust, in full force and effect, that such mortgage 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 hereof, if any, and binding upon all beneficiaries hereunder, in that said Trustee, or any successor in trust, was duly authorized and empowered in respect and date of this deed, lease, mortgage or other instrument and in all other ways and for such other considerations as it might be lawful for any person owning the same to deal with the same, when authorized or different from the ways above specified, at any time or times hereafter.

This indenture is made upon the express understanding and condition that neither American National Bank and Trust Company of Chicago, itself, nor 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 it or they 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 thereto, or for injury to person or property happening in or about said real estate, and all such liability being hereby expressly waived and released, by contract, obligation or indebtedness incurred or entered into by the Trustee in connection with said real estate may be entered into by it in the name of the beneficiaries under said Trust Agreement as their attorney-in-fact, hereby irrevocably appointed for such purposes, or at the direction 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 present and prospective whomever and whatsoever shall be bound 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 and in the estimate, title 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 earnings, profits and proceeds thereof as aforesaid, the intention hereof being to vest in said American National Bank and Trust Company of Chicago 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 encumbered, the Registrar of Titles is hereby directed not to register or make 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 hereby expressly waives and releases, and heretofore has, hereunto set, her hand, and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for exemption or homesteads from sale on execution or otherwise.

In Witness Whereof, the grantor, aforesaid has hereunto set her hand and seal, this 22nd day of December, 1974.

(SEAL)

*Ruth G. Levy*

(SEAL)

STATE OF **ILLINOIS** } I, *Ruby Dempsey*, a Notary Public in and for said  
County of **COOK** } County, in the State aforesaid, do hereby certify that **Ruth G. Levy**

is the same person whose name is subscribed to the foregoing instrument, signed, sealed and delivered on this day in person and acknowledged that she is free and voluntary act, for the uses and purposes therein set forth, including the release of the right of homestead.

Witness my hand and seal this 22nd day of December, A.D., 1974.

*Ruby Dempsey* Notary Public

My commission expires *November 4, 1978*

American National Bank and Trust Company of Chicago  
Box **900**

25th Ave. & Lak St.  
Melrose Park, Ill.

This space for affixing Buyer and Revenue Stamp

23 062 630

Document Number

# UNOFFICIAL COPY

TRUST NO. 25021

## SCHEDULE A

### LEGAL DESCRIPTION:

#### PARCEL 1:

Lot 1 in Metropolitan Industrial District Melrose Park, a Subdivision of Section 4, Township 39 North, Range 12 East of the Third Principal Meridian, according to the plat recorded April 8, 1971 as document 21444564, as corrected by Certification dated April 27, 1971 and recorded June 15, 1971 as document 21512369;

ALSO

#### PARCEL 2:

Easement to construct, maintain, use, operate, relocate, reconstruct and renew Railroad tracks and related Railroad facilities for the benefit of Parcel 1 aforesaid as created by grant recorded January 13, 1971 as document 21370506 over and upon the following: That part of the South 187.0 feet of the East half of the South East quarter of Section 4 lying East of the East line of the right of way of the Indiana Harbor Belt Railroad Company and that part of the East half of and the North East quarter of Section 9 lying East of said East line of the right of way of the Indiana Harbor Belt Railroad Company, all in Township 39 North, Range 12 East of the Third Principal Meridian, described as follows: Beginning at a point on said East line of the Indiana Harbor Belt Railroad Company 187.0 feet North of the South line of Section 4; thence Easterly along a line which is parallel to and 187.0 feet Northerly of said South line of Section 4 a distance of 20 feet; thence Southerly along a line parallel to and 20 feet Easterly of said East line of the Indiana Harbor Belt Railroad Company, measured at right angles thereto, a distance of 22.5 feet to a point; thence South westerly along a curve concave to the West, said curve being tangent to the last described line at the last described point and having a radius of 726.8 feet, a distance of 129.50 feet to a point; thence South westerly along a line tangent to the said curve at the last described point a distance of 48.03 feet to a point on said East line of the Indiana Harbor Belt Railroad Company, said point being 198.54 feet Southerly (measured along said East line) of the point of beginning; thence Northerly along said East line a distance of 198.54 feet to the point of beginning;

ALSO

#### PARCEL 3:

Easement for the benefit of Parcel 1 as created by grant from National Boulevard Bank of Chicago, a National Banking Association, as Trustee under Trust Agreement dated December 30, 1970 and known as Trust No. 3625 to National Boulevard Bank of Chicago, a National Banking Association, as Trustee under Trust Agreement dated January 30, 1970 and known as Trust No. 3362 dated August 19, 1971 and recorded September 17, 1971 as document 21625805 for ingress and egress and for parking motor vehicles over the West 90 feet of Lot 2 in Metropolitan District Melrose Park, a Subdivision of Section 4, Township 39 North, Range 12 East of the Third Principal Meridian;

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(Schedule A continued)

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ALSO

PARCEL 4:  
Easement for the benefit of Parcel 1 as created by grant from National Boulevard Bank of Chicago, a National Banking Association, as Trustee under Trust Agreement dated August 17, 1971 and known as Trust No. 4040 to National Boulevard Bank of Chicago, a National Banking Association, as Trustee under Trust Agreement dated January 30, 1970 and known as Trust No. 3362 dated August 19, 1971 and recorded September 17, 1971 as document 21625805 for ingress and egress and to maintain and operate a water pump, water tank and related equipment in and to Lot 3 in Metropolitan Industrial District Melrose Park, aforesaid, all in Cook County, Illinois.

23 062 630

1975 APR 23 AM 11 29

*Elmer R. Allen*

RECORDER OF DEEDS  
COOK COUNTY ILLINOIS

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END OF RECORDED DOCUMENT