

# UNOFFICIAL COPY

23 131 486

This Indenture Witnesseth, THAT THE GRANTOR

LYDIA JAYNE MILLER, a spinster

of the County of Cook and State of Illinois for and in consideration of TEN DOLLARS AND NO/100ths (\$10.00) Dollars,

and other good and valuable considerations in hand paid, Conveys and Warrants unto the RIVER FOREST STATE BANK AND TRUST COMPANY, a corporation of Illinois, as Trustee under the provisions of a Trust Agreement dated the 15th day of May 19 75, known as Trust Number 2046, the following described real estate in the County of Cook and State of Illinois, to-wit:

Parcel 1: The West 132.27 feet (except the West 43.42 feet thereof) of the following described tract of land; lots 1 to 10 both inclusive and all of the vacated North and South Alley in Block 7 in Steele and Brown's Addition to Maywood being a Subdivision of the 585.5 feet South of and adjoining the North 504 9/10 feet of the West 1148 feet of the North East Quarter of Section 14, Township 39 North, Range 12, East of the Third Principal Meridian

Parcel 2: The West 148.27 feet (except the West 59.42 feet thereof) of the South 40.0 feet of the North 504.90 feet of the Northeast 1/4 of Section 14, Township 39 North, Range 12, East of the Third Principal Meridian, lying West of a line 921.0 feet East of the center line of First Avenue and East of the East line of Greenwood Avenue, in Cook County, Illinois.

Reserving unto the grantor and her successor and assigns forever: An easement for ingress and egress over and across the North 40 feet of the premises granted herein for the use and benefit of a parcel of real estate immediately to the East of and adjoining said aforesaid parcel of real estate conveyed herein and legally described as follows:

Lots 1 to 10, both inclusive (except the West 132.27 feet thereof) and all of the North and South vacated alley, (taken as a tract) in Block 7 in Steele and Brown's Addition to Maywood, being a Subdivision of the 585.5 feet South of and adjoining the North 504.90 feet of the West 1148 feet of the North East quarter of Section 14, Township 39 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

AND

The South 40 feet of the North 504.90 feet (except the West 148.27 feet thereof) of the North East Quarter of Section 14, Township 39 North, Range 12, East of the Third Principal Meridian, lying East of a line 921.0 feet East of the center line of First Avenue and East of the East line of Greenwood Avenue, in Cook County, Illinois.

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Do Not Deliver

RETURN TO  
Transfer Desk

200523

Cook County Clerk's Office

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Property of Cook County

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 resubdivide said property as often as desired, to contract to sell, to grant options to purchase, to sell or 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, power 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 in futuro, and upon any term 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 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 reversion and to contract respecting the manner of living 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 easement 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 should 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 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 required 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 instruments was executed in accordance with the trusts, conditions and limitations contained in this indenture and in said agreement or in some amendment thereof and binding upon all beneficiaries thereunder, (c) that said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument and (d) 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 and every beneficiary hereunder 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 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.

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 grantor hereby expressly waive § and release § 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 15th day of May 19 75

*Lydia Joyce Miller* [SEAL]

[SEAL]

THIS INSTRUMENT WAS PREPARED BY  
MARY THOMAS 7727 LAKE ST. RIVER FOREST, ILL. 60188

Exempt under provisions of Paragraph 1, Section 4,  
Real Estate Transfer Tax Act.  
6/22/75 Date *Mary Thomas* Buyer, Agent or Representative

..23 131 486

# UNOFFICIAL COPY

STATE OF **Illinois**  
COUNTY OF **Cook**

JUN 27 1975 4:07 PM  
JUN 27 1975 2:51 PM

6.00

I, **the undersigned,**

a Notary Public in and for said County, in the State aforesaid, do hereby certify that

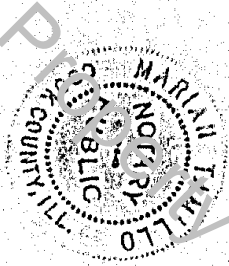
**LYDIA JAYNE MILLER, a single woman**

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

23rd day of June A.D. 19 75

*Marian Cassillo*  
Notary Public



Office of Cook County Clerk's Office

6.00

23131485

Do Not Deliver

RETURN TO  
Transfer Desk

1700127

(BOX 426)

Deed in Trust

WARRANTY DEED  
2815935

JUN 27 3 49 PM '75

RIVER FOREST STATE BANK  
AND TRUST COMPANY

TRUSTEE

2815935

DELIVER TO  
CANNON

RIVER FOREST STATE BANK  
AND TRUST COMPANY  
Lake Street and Franklin Avenue  
RIVER FOREST, ILLINOIS

CRJ

12222  
113  
RIVER FOREST, ILL.

END OF RECORDED DOCUMENT