

UNOFFICIAL COPY

QUIT CLAIM  
DEED IN TRUST

JUL 3 1975  
23 138 561

#2

JUL 3 1975 23904 • 23138561 • A --- 120

5.10

69030 Unit 6 (Red)

THIS INDENTURE WITNESSETH, That the Grantor, Annette A. Anast,  
A Spinster  
of the County of Cook and State of Illinois, for and in consideration  
of the sum of Ten & No/100 Dollars (\$ 10.00),  
in and to the further 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  
29th day of April 1975, and known as Trust Number  
75-04-1487, the following described real estate in the County of Cook  
of Illinois, to-wit

Lot 20 in Block 2 in Mills and Son's Subdivision in the South East Quarter  
of Section 32, Township 40 North, Range 13, East of the Third Principal  
Meridian, according to the Plat recorded June 22, 1922 in Book 172 of  
Plats, Page 11, as Document No. 7549588, in Cook County, Illinois. \*\*\*

This Instrument Prepared by:  
Anthony J. Diasio  
Midwest Bank & Trust Company  
1606 North Harlem Avenue  
Elmwood Park, Illinois

500 MAIL

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 lot, all 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 term, 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 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 fee simple, for years, at will, or otherwise, to change or modify leases and the terms and provi-  
sions 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 maintenance of the amount of present or future rentals, to  
renew or extend leases 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  
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 right, title or interest in or about or appertaining to said real estate or any part thereof, and to  
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 to whom said real  
estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said Trustee, or be obliged to see that the terms of this  
see to the application of any purchase money, rent or money borrowed or advanced on said real estate, or be obliged or  
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  
priviledged 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  
Registrar of Titles of said county) 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, (c) that said Trustee, or a successor in trust, 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 the grantor, his or her predecessor in trust,  
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 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 appearing in or about the 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 may be entered into by it in the name of the then beneficiaries under said Trust Agreement as their attorney,  
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 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 of this deed or record of  
this deed.

The interest of each and every beneficiary hereunder and under said Trust Agreement and of all persons claiming under them, and  
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 arising from the sale or any other disposition of said real estate as  
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 the same  
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 same  
Agreement or a copy thereof, or any extract therefrom, or any 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 29th day of April 1975  
X Annette A. Anast [SEAL] [SEAL]  
[SEAL] [SEAL]

State of Illinois ss. Catherine J. Lombardi a Notary Public in and for said County, in  
County of Cook 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 27th day of June 1975  
Catherine J. Lombardi  
Notary Public

GRANTEE'S ADDRESS  
Midwest Bank and Trust Company  
1606 N. Harlem  
Elmwood Park, Illinois  
5910 W. North Ave. Chgo.  
For information only insert street address of above described property.

This space for adhesive Illinois and Revenue Stamps  
Exempt under provisions of Paragraph E, Section 4,  
Real Estate Transfer Tax Act.  
Anthony J. Diasio  
Buyer, Seller or Representative.  
6/30/75  
Date

Document No. of 23138561

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MAIL TO:  
MIDWEST BANK & TRUST CO.  
1606 N. HARLEM AVENUE  
ELMWOOD PARK, ILLINOIS 60635



23138561

Property of Cook County Clerk's Office

END OF RECORDED DOCUMENT