

UNOFFICIAL COPY

Quit Claim DEED IN TRUST

COOK
FILE #

23 204 994

#2

AUG 23 1975

***23204994**

163-97-9118 Day

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 ~~quit claim~~ quit claim 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 December 1966, and known as Trust Number 66-12-07, the following described real estate in the County of Cook and State of Illinois, to-wit:

The East 29.75 feet of the West 89.25 feet of Lot 54 in Charles Booth's Belmont Avenue Addition to Chicago, being a subdivision of the South 10 acres of the North half of the South half of the Southwest Quarter and the South half of the South half of the Southwest Quarter of Section 20, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.....

This Instrument Prepared by:
Anthony J. Diasio, Ass't Vice President
 Midwest Bank and Trust Company
 1606 N. Harlem Avenue
 Elmwood Park, Illinois 60635

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 delineate park streets, highways or alleys and to execute 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 authorities vested in said Trustee, to donate, to dedicate, to mortgage, pledge or otherwise encumber said real estate, or any part thereof, to issue said real estate, or any part thereof, to time in leases on or over such, by lease to commence in present or in future or extend leases 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 execute the same at any time or times hereafter, to contract to make leases and in 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 for the purchase of the amount of present or future rentals, to partition or to exchange said real estate, or any part thereof, for other real or personal property, to grant easements or burdens 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 would 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, 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 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 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 constitute evidence in favor of every person (including the Registrar of Titles of said county) relying upon or claiming under any such conveyance or other instrument, and the Trustee shall be deemed to have executed the same in full force and effect, (b) that such conveyances or other instruments executed by said Trustee, or any successor in trust, shall be binding upon all persons claiming under or by virtue of any of said instruments thereof, if any, and binding upon all beneficiaries thereof, conditions and limitations contained in this Indenture and in said Trust Agreement or authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument and to do so in his own name as 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 said Trustee, his or their predecessors 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 of law or said Trust Agreement or any amendment thereof, or for injury to person or property resulting from or due to said real estate, and the grantor hereby irrevocably appointed for such purposes and in relation to any such contract, obligation or other instrument, the Trustee or not individually (and the Trustee shall have no obligation whatsoever with respect to any such contract, obligation or other instrument, except only persons and corporations whomsoever 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, and all of the real estate interest in or to said real estate shall vest in and be conveyed to the Trustee.

If the title to any of the above real estate is now or hereafter registered, the Registrar of Titles is hereby directed not to issue 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 the like in the certificate of title or duplicate thereof, as evidence that any transfer, charge or other dealing involving the real estate, or any part thereof, 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 act or statute of the State of Illinois, providing for the assumption of homesteads from sale on execution or otherwise.

In Witness Whereof, the grantor aforsaid hAS hereunto set her hand and seal, this 29th day of July 1975

Annnette Anast [SEAL]

State of Illinois I, Anthony J. Diasio a Notary Public in and for said County, in and for said County, in and for said County, do hereby certify that Annnette S. Anast, A Spinster is the state aforesaid, do hereby certify that Annnette 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 26th day of August 1975

Anthony J. Diasio

Grantee's Address
 Midwest Bank and Trust Company
 1606 N. Harlem Ave.
 Elmwood Park, Illinois 60635

PTN #13-20-325-024-0000 Vol 346
 6240 W. Melrose Chicago, Ill

5.00

Exempt under provisions of Paragraph E, Section 4, Real Estate Transfer Tax Act
Anthony J. Diasio
 Subject Matter Representative
 Date

NO TAXABLE CONSIDERATION

Instrument Number
23 204 994

END OF RECORDED DOCUMENT