

DEED IN TRUST

23 270 864

QUITCLAIM ~~WARRANTY~~ DEED

THIS INDENTURE WITNESSETH, That the Grantor FLORENCE C. SCHWAB, a spinster,

of the County of Cook and State of Illinois for and in consideration of Ten Dollars,

and other good and valuable considerations in hand paid, the receipt of which is hereby acknowledged, ~~Convey and warrants~~ <sup>Quitclaims</sup> into THE NORTHERN TRUST COMPANY, a corporation of Chicago, Illinois, as Trustee under the Will of George C. Brock, deceased, an undivided ~~one-half (1/2) interest in~~ <sup>cert</sup> the following described real estate situated in the County of Cook and State of Illinois, to-wit:

Parcel 1:

That part of Lot 15 in Seymour Estate or Freer's Subdivision of the E 1/2 of SW 1/4 of Section 22 39 13 East of the Third Principal Meridian described as commencing at a point of intersection of the West line of South Kilbourn Avenue and the North line of said Lot 15, thence West along the North line of said Lot 15, a distance of 283.64 feet, thence South Easterly on a curved line convex to South West having a radius of 469.52 feet to an intersection with West line of South Kilbourn Avenue, which point is 258.97 feet South of the North line of said Lot 15, thence North on the West line of South Kilbourn Avenue, a distance of 258.97 feet more or less to the place of beginning;

ALSO

Parcel 2:

Lot 16 (except the North 33 feet thereof, except the East 33 feet thereof and the West 323 feet thereof) in Freer's (Receiver) Subdivision of the E 1/2 of SW 1/4 of Section 22 39 13 East of the Third Principal Meridian together with right to construct and operate a railroad switch track connecting with the tracks of the Belt Railway Company of Chicago at or near the West line of South Kilbourn Avenue, where said tracks intersect the West line of said Avenue, 552.09 feet more or less South of the South line of West 16th Street over and across that part of Lot 15 in Freer's Subdivision aforesaid, described as being that 15 feet North Easterly of and parallel with the North Easterly right of way line of Belt Railway Company of Chicago across said Lot 15, all in the City of Chicago, County of Cook and State of Illinois.

TO HAVE AND TO HOLD the said premises with the appurtenances thereunto upon the trusts, and for the uses and purposes herein set forth.

Said Trustee shall have full power and authority -

- (a) To manage, improve, subdivide and protect said premises or any part thereof.
- (b) To dedicate any part thereof to any public use and also to vacate in whole or in part any subdivision or dedication thereof.
- (c) To mortgage or otherwise encumber, exchange, donate, sell or convey said premises or any part thereof, with or without consideration, for such terms and upon such conditions as said Trustee deems best.
- (d) To lease said premises or any part thereof by leases commencing at the time of making the same as well as at a future time for any term of years, not exceeding 999 years, and subject to any terms and conditions that said Trustee thinks best, also to cancel, renew, extend or modify existing leases.
- (e) To grant easements of every description, also to execute contracts and grant options to lease or purchase said premises or any part thereof.
- (f) Generally to take any action with reference to said property that the Trustee thinks best, the intent being that said Trustee shall have every power and discretion over and in connection with the same that it would have if it were the absolute owner thereof, and the enumeration of specific powers herein shall not in any way control, limit or cut down the general powers herein granted.

In no case shall any person dealing with the Trustee, or dealing with any grantee, mortgagee or lessee of the Trustee, with reference to said premises be obliged to see to the application of the purchase, mortgage or rent money, or to see that the terms of this trust have been complied with, or to inquire into the necessity or expediency of any act of said Trustee, or be privileged or obliged to inquire into any of the terms of said agreement, and the execution of any deeds, mortgages, trust deeds, leases or other instruments by The Northern Trust Company as Trustee shall be conclusive evidence in favor of the grantee, mortgagee, lessee or other party thereto that The Northern Trust Company as Trustee was duly authorized and empowered to execute every such instrument.

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# UNOFFICIAL COPY

The interest of each and every beneficiary hereunder and of any and all persons claiming under them is hereby declared to be personal property and to be in the earnings, avails and proceeds arising from the disposition of the premises, the intention being to vest in said The Northern Trust Company the entire legal and equitable title in fee in and to all of the premises above described, and that no beneficiary hereunder shall have any title or interest, legal or equitable, in and to said real estate as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid.

In case the title to any of the above described real estate is at any time, 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.

The said grantor hereby expressly waives and releases any and all right and benefit under and by virtue of any and all statutes of the State of Illinois providing for the exemption of homesteads from sale by execution or otherwise.

This conveyance is made subject to \_\_\_\_\_

IN WITNESS WHEREOF the Grantor has hereunto set her hand and seal this 18th day of September, 1974.

(Seal) Florence C. Schwab (Seal)  
(Seal) Florence C. Schwab (Seal)

Actual Consideration Less Than One Hundred Dollars

STATE OF ILLINOIS  
COUNTY OF COOK

ss.

**ANNA FANKE**

I, ANNA FANKE, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Florence C. Schwab, 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 seal this 18th day of September, A.D. 1974.

Anna Fanke  
Notary Public **ANNA FANKE, Notary Public**  
My Commission Expires November 1, 1978



My commission expires:

This instrument was prepared by:  
J. Timothy Ritchie  
50 South La Salle Street  
Chicago, Illinois 60690  
Address

Send subsequent tax bills to:  
The Northern Trust Company 1-33068  
Att'n. Real Estate Tax Clerk  
50 South La Salle Street  
Chicago, Illinois 60690

I hereby declare that the attached deed represents a transaction exempt under provisions of Paragraph 4 of the Real Estate Transfer Tax Act. Dated this 18th day of September, 1974.  
The Northern Trust Company as  
Trustee  
Signature of Buyer/Seller or their Representative

Address of Property:  
4501-29 West 16th Street  
Chicago, Illinois

RECORDED IN BOOK  
COOK COUNTY ILLINOIS

Return recorded instrum 45177 • 23270864 - A - Rec 5.00

The Northern Trust Company  
Box 980  
Att'n Miss Schwab B-10

500

23270864

END OF RECORDED DOCUMENT