

UNOFFICIAL COPY

WARRANTY DEED IN TRUST

Nov 18 1975

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Form 104 W-5B

MIAMI STATE FOR RECORDS OF CLERK

THIS INDENTURE WITNESSETH. That the Grantor, RUDOLPH JOHNSON, JR., a single person, also known as RUDOLPH JOHNSON, a single person,

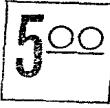
in the County of Cook and State of Illinois for and in consideration of \$15,000.00 (\$10,00) ---- Dollars, and other good and valuable considerations in hand paid, Convey S. and warrant S. unto the MICHIGAN AVENUE NATIONAL BANK OF CHICAGO, a National Banking Association, as Trustee under the provisions of a trust agreement dated the 7th day of October 1975 known as Trust Number 20411, the following described real estate in the County of

Lot 18 in Block 1 in Cushman's Resubdivision of the North 1/2 of block 4 in Shetfield's Addition to Chicago, in Section 32, Township 40 North, Range 13, East of the First Principal Meridian in Cook County, Illinois.

Subject to: Covenants, conditions and restrictions of record, party wall rights and agreements and general real estate taxes for 1975 and subsequent years.

This document was prepared by:

Marshall Kaplan of
Kaplan and Kaplan
188 West Randolph Street
Chicago, Illinois 60601



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, and retain or any part thereof, any lands, streets, highways or alleys and to vacate, by subdivision, or part thereof, all or any subdivided parts thereof, or to redivide any part thereof, often as desired, to contract to sell, to grant options to purchase, to let on any terms, to convey either with or without consideration, to the said grantee or any party thereto, to successors and assigns, to a fiduciary, to any successor or successors in trust of all or any part thereof, to lease said property, or any part thereof, for time to time, in possession or reversion, by leases to commence at a date now existing or to come, or for any term or periods, for lives, for any other chancery, for fixed or undetermined leases and the terms and provisions thereof at any time or times hereafter, by contract to make leases and to grant options to lease, to renew or extend leases upon any terms and for any period or periods, during the existence of such chancery, or of fixing 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 my right, title or interest in or about or easement upon or over the said property, to any person entitled thereto, and to do all other acts, which may be necessary in the exercise of the powers herein contained, or as it may be necessary to carry out the intent and purpose of this instrument, and for other considerations as it would be lawful for any person owning the same to do with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

In the event that any part of this instrument in relation to said premises, or to the said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, he obliges to see to the application of any purchase money, rents or money borrowed or advanced on said premises, or be obliged to see that the terms of the trust have been complied with, or be obliged to see that the title is free of all encumbrances and liens, and to see that the title is clear at the time of the delivery of the title to the titleholder, and every deed, trust deed, mortgage, lease or other instrument executed by said trustee in relation to the terms of said trust agreement; and every deed, trust deed, mortgage, lease or other instrument executed by said trustee in relation to the title to the property or interest therein, and every conveyance, lease or other instrument executed by said trustee in relation to the title to the property or interest therein, (a) that at the time of the delivery of the trust created by this instrument, all such titles, interests and effects that said trustee was duly authorized and empowered to execute and deliver every such deed, lease, mortgage or other instrument, and (b) if the conveyance is made to a successor or successors in trust, that such successor or successors in trust have been duly authorized and empowered to do the same, and (c) if the conveyance is to be made to the heirs, executors, administrators, trustees, or devisees of said trustee, that such heirs, executors, administrators, trustees, or devisees have been duly authorized and empowered to do the same, and (d) if the conveyance is made to a successor or successors in trust, that such successor or successors in trust have been fully vested with all the title, estate, rights, powers, authorities, duties and obligations of the title of their predecessors in trust.

The interest of each and every beneficiary hereunder, are those of all persons claiming under them or any of them shall, only in the nature of a joint tenancy, and subject to other distributions made by the titleholder, be entitled to all the earnings, profits, income and 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.

In the event of the death of the titleholder, the Register 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 limited title", or words of similar import, in accordance with the statute in such case made and provided.

And the said grantor, Rudolph Johnson, Jr. hereby expressly waive, s. and release, s. any and all right or benefit under and by virtue of any law 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, Rudolph Johnson, Jr. affixed his hand and seal this 14 day of November 1975.

(Seal)

 Rudolph Johnson, Jr.
Rudolph Johnson, Jr.
(Seal)

(Seal)

(Seal)

State of Illinois, County of Cook. MARSHALL KAPLAN, a Notary Public in and for said County, in the state aforesaid, do hereby certify that Rudolph Johnson, Jr., a single person, also known as RUDOLPH JOHNSON, a single person,

Notary Seal

personally known to me to be the same person, whose name I do subscribe to the foregoing instrument, appeared before me this day in person and acknowledged that he s. signed, sealed and delivered the said instrument as his true 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 14 day of November 1975.

My Commission Expires on 11/14/80

For information only insert street address of
above described property

NAME MICHIGAN AVENUE NATIONAL BANK
ADDRESS 10 North Michigan Avenue
Chicago, Illinois 60601

BOX 533

END OF RECORDED DOCUMENT