

# UNOFFICIAL COPY

## WARRANTY DEED IN TRUST

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

of the County of **Cook** and State of **Illinois** for and in consideration of **ONE HUNDRED AND 00/100 (\$10.00)** Dollars, and other good and valuable considerations in hand paid, Conveys and warrant 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** 19 **75**, known as Trust Number **2011**, the following described real estate in the County of **Cook** and State of **Illinois**, to-wit:  
**Lot 18 in Block 1 in Cushman's Resubdivision of the North 1, 2 of Block 4 in Sheffield's Addition to Chicago, in Section 32, Township 40 North, Range 13, East of the Third 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**

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**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 streets, alleys, highways or sidewalks and to vacate, to subdivide or part thereof, and to resubdivide said property 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 premises or any part thereof to a successor or successors, a trust, 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 property, or any part thereof, to lease said property, or any part thereof, from time to time, in possession or reversion, by lease to commence in the present or future, and 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 renew or extend leases upon any terms hereunto, 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 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 any title or interest in or about or easement appurtenant to said premises or any part thereof, and to deal with said property and any 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 in relation to said premises, or to any part thereof, or to any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obliged to see to 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 deed, that 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, as that at the time of the delivery thereof and binding upon all beneficiaries hereunder, in full force and effect, (b) that such conveyance or other instrument was executed in accordance with the trust conditions and limitations contained in this indenture and in said trust agreement and to execute and deliver every such 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 Trust or their predecessor in trust.  
The interest in each and every beneficiary hereunder and of all persons claiming under them in 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 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 limitation" or words of similar import, in accordance with the statute in such case made and provided.  
And the said grantor hereby expressly waives and releases 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 his hand and seal the **seventeenth** (17th) day of **November** 19 **75**.  
(Seal) *Rudolph Johnson, Jr.* (Seal)  
(Seal) (Seal)

State of **Illinois** **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



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 he signed, sealed and delivered the said instrument as his 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 **17th** day of **November** 19 **75**  
Notary Public

My Commission Expires on **June 5, 1978**  
MICHIGAN AVENUE NATIONAL BANK  
10 North Michigan Avenue  
Chicago, Illinois 60602

BOX 533

For information only (insert street address of above described property)

END OF RECORDED DOCUMENT