

# UNOFFICIAL COPY

23 305 265

**This Indenture Witnesseth, That the Grantor, Nick N. Nitzu, divorced and not since remarried**

of the County of Cook and State of Illinois for and in consideration of Ten and no/100 (\$10.00) Dollars

and other good and valuable considerations in hand paid, Convey \$ and Quit claim \$ unto the National Bank of Austin, 5645 West Lake Street, Chicago, Illinois, a national banking association, as Trustee under the provisions of a trust agreement dated the 30th day of October 1975, and known as Trust Number 5622 the following described real estate in the County of Cook and State of Illinois, to-wit:

Lots 43, 44, 45, 46, 47 and 48 in Block 40, in the West Chicago Land Company's Subdivision of the South 1/2 of Section 10, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Exempt under provisions of Paragraph E Section 4 Real Estate Transfer Tax Act.

Nov. 19, 1975 Date Eugene A. Thayer Buyer/Seller or Representative

TO HAVE AND TO HOLD the said premises with the appurtenances thereon 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 parks, streets, highways or alleys and to vacate any subdivisions or part thereof, and to re-subdivide said property as often as desired, to contract to sell, grant options to purchase, to sub on any terms, to convey either with or without consideration, 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 leases to commence in present or in futuro, 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 and for any period or periods of time and to amend, change or modify leases and the terms of provisions thereof at any time or times hereafter, to contract and 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 on any land to release, convey or assign any right, title or interest in or about easement appurtenant to said premises or any part thereof, and to deal with said property 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 in relation to said premises, or to whom said premises or 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 upon said premises, or be obliged to see that the taxes of the trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of said trustee, or be obliged or privileged 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, (a) that at the time of 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 and in said trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder and (c) that said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument.

The interest of each and every beneficiary hereunder 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 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 so long 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 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 "within limitations," 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 this

30th day of October 1975

(SEAL)  
(SEAL)

Nick N. Nitzu  
Nick N. Nitzu

(SEAL)  
(SEAL)

This instrument was prepared by  
Aan C. Calathas

23 305 265

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STATE OF Illinois  
COUNTY OF Cook

3. *Shyllie A. Nowak*

a Notary Public in and for said County, in the State aforesaid, do hereby certify that  
Nick M. Nitzu, divorced and not since remarried

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 acknowl-  
edged 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  
30th day of Oct

*Shyllie A. Nowak*



Property of Cook County Clerk's Office

23305265

BOX 7M

TRUST No. 5822

DEED IN TRUST

NICK M. NITZU

TO  
NATIONAL BANK OF AUSTIN  
TRUSTEES

4700 West Madison  
Chicago, Illinois

NATIONAL BANK OF AUSTIN

1445 West Lake Street  
CHICAGO  
60604

OLDFATHER BANK WEST OF THE LOOP

END OF RECORDED DOCUMENT