

64-11-915 (R) 23 342 854 04-14-200-110

This Indenture Witnesseth: That the Grantor, JOHN C. STONE and NANCY STONE, his wife of the County of Cook and State of Illinois for and in consideration of Ten and 00/100 Dollars, and other good and valuable considerations in hand paid, the receipt whereof is hereby acknowledged, Convey and Quit-Claim unto the CITIZENS BANK & TRUST COMPANY, PARK RIDGE, ILL., in Illinois Banking Corporation, as Trustees under the provisions of a trust agreement dated the 7th day of April 1966, known as Trust Number 856, the following

described real estate in the County of Cook and State of Illinois, to-wit: Parcel 1: The East 201 feet of the West 841.5 feet of the North 418 feet of the South 50 rods (excepting therefrom the North 192 feet thereof and that part falling in the West 40 rods, of the South 20 rods of the North 40 rods of said South 50 rods) of the North East 1/4 of Section 14 Township 42 North, Range 12, East of the Third Principal Meridian. Parcel 2: Easements as set forth in Declaration of Easements dated August 26, 1964 and recorded September 11, 1964 as Document Number 19241145 and re-recorded March 12, 1965 as Document Number 19405179 made by Dorothy S. Clark to First National Bank and Trust Company of Evanston dated March 10, 1965 and recorded March 12, 1965 as Document Number 19405170, all in Cook County, Illinois.

1100

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 parks, streets, highways or alleys and to vacate any subdivision 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 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 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 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 and for any period or periods of time and to amend, change or modify leases and the terms and provisions thereof at any time or times hereafter, 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, or other real or personal property, to grant easements or charges of any kind, to release, convey or assign any right, title or interest in or about or 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 on said premises, or be obliged to see that the terms of this 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 the 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 hereunder, (c) that said trustee was duly authorized and empowered to execute and deliver every such deed, trust 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 its, his or their predecessor in trust.

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 as such, 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 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 S. aforesaid has hereunto set their hand S. and seal S. this 13th day of November 1975

[Seal] [Signature] [Seal] [Signature] [Seal] [Signature]

This transaction is exempt under the appropriate provisions of the Illinois Real Estate Transfer Act.

November 13, 1975

Subscribed before me

NO TAXABLE CONSIDERATION

23 342 854

UNOFFICIAL COPY

STATE OF ILLINOIS

SS.

COUNTY OF COOK

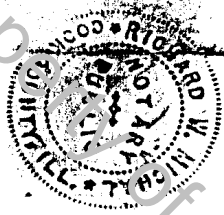
I, Richard W. Michal

a Notary Public in and for said County, in the State aforesaid, do hereby certify that JOHN C. STONE and NANCY STONE, his wife

personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as their 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 13th day of November A. D. 19 75.

Richard W. Michal
Notary Public.



COOK COUNTY CLERK'S OFFICE
FILED FOR RECORD
JAN 27 1976 2 08 PM

Richard W. Michal
RECORDING DEPT

23342854

TRUST NO.

BOX 405

DEED IN TRUST
QUIT CLAIM DEED

Ythe

TO: CITIZENS BANK & TRUST COMPANY
TRUSTEE
PARK RIDGE, ILL.

UNOFFICIAL COPY

3. That the instrument aforesaid is exempt from the provisions of "An Act to Revise the Law in Relation to Plats" approved March 31, 1874, as amended by reason that the instrument constitutes:

(a) The division or subdivision of land into parcels or tracts of 5 acres or more in size which does not involve any new streets or easements of access;

(b) The division of lots or blocks of less than 1 acre in any recorded subdivision which does not involve any new streets or easements of access;

(c) The sale or exchange of parcels of land between owners of adjoining and contiguous land;

(d) The conveyance of parcels of land or interests therein for use as a right of way for railroads or other public utility facilities and other pipe lines which does not involve any new streets or easements of access;

(e) The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access;

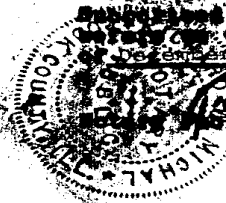
(f) The conveyance of land for highway or other public purposes or grants of conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use;

(g) Conveyances made to correct descriptions in prior conveyances;

(h) The sale or exchange of parcels or tracts of land following the division into no more than 2 parts of a parcel or part of tract of land existing on July 17, 1959 and not involving any new streets or easements of access.

Further the affiant sayeth not,

Subscribed and sworn to before me this 26th day of December 1975



RECEIVED IN BAD CONDITION

END OF RECORDED DOCUMENT