

23 347. 637.

DEED IN TRUST

THIS INDENTURE WITNESSETH that the Grantors, WORTHINGTON DAWKINS GENCK and GEORGIA V. GENCK, his wife, of the County of Cook, State of Illinois, for and in consideration of TEN DOLLARS and other good and valuable consideration in hand paid, CONFY AND QUIT-CLAIM to WORTHINGTON DAWKINS GENCK, GEORGIA V. GENCK, and THE ELGIN NATIONAL BANK as Co-Trustees under the provisions of a Trust Agreement dated the 29th day of December, 1975, and known as THE WORTHINGTON MARTIN GENCK TRUST an undivided one-eleventh (1/11th) interest in and to the following described real estate in the County of Cook, State of Illinois, to-wit:

Lot 48 in Woodland Heights Unit 1, being a Subdivision in Sections 25 and 26, Township 41 North, Range 9 East of the Third Principal Meridian, according to the Plat thereof recorded in the Recorder's Office January 17, 1958, as Document #17112595, in Cook County, Illinois

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 Co-Trustees 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

Exempt under provisions of Paragraph E, Section 4, Real Estate Transfer Tax Act.  
Date 12/30/75  
Agent, Seller or Representative *George W. Kellard*

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Co-Trustees, 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 presenti or 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 198 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, for 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 consideration 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 Co-Trustees 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 Co-Trustees, 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 Co-Trustees, 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 Co-Trustees in relation to said real estate shall be conclusive evidence in favor of every person

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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 binding upon all beneficiaries thereunder, (c) that said Co-Trustees were 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 predecessors 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.

And the said Grantors hereby expressly waive and release 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 or execution or otherwise.

IN WITNESS WHEREOF, the Grantors herein have hereunto set their hands and seals this 30th day of December, 1975.

*Worthington Dawkins Genck*  
\_\_\_\_\_  
(Worthington Dawkins Genck)

*Georgia V. Genck*  
\_\_\_\_\_  
(Georgia V. Genck) (SEAL)

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# UNOFFICIAL COPY

*Edna P. Stone*  
DISTRICT 8 JAN 9 44

RECORDER OF DEEDS  
COOK COUNTY ILLINOIS

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STATE OF ILLINOIS )  
                          ) SS.  
COUNTY OF K A N E )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that WORTHINGTON DAWKINS GENCK and GEORGIA V. GENCK, 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 30th day of December, 1975.

*Edna P. Stone*  
Notary Public



This Instrument Prepared by:  
JOHN J. BRITTAIN  
1695 Larkin Avenue  
Elgin, Illinois 60120



MAIL FUTURE TAX BILLS TO:  
W. D. Genck  
P. O. Box 261  
Bartlett, Illinois

12<sup>00</sup>

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END OF RECORDED DOCUMENT