

23 387 271

This Indenture Witnesseseth, That the Grantor,

ESTHER KARRER, a spinster,

of the County of Cook and State of Illinois

of the sum of Ten and no/100 Dollars (\$ 10.00)

in full payment of other good and valuable considerations, receipt of which is hereby duly acknowledged

and Warranted unto THE FIRST NATIONAL BANK OF DES PLAINES, a corporation duly organized and existing

under a national banking association under the laws of the United States of America, and duly qualified to accept and

execute trusts within the State of Illinois, as Trustee under the provisions of a certain Trust Agreement dated the

14th day of January 1976 and known as Trust Number 60111409

the following described real estate in the County of Cook and State of Illinois, to-wit:

Parcel 1: Lot 15 in Rembrandt Subdivision of part of the Northwest Quarter of Section 14, Township 42 North, Range 10, East of the Third Principal Meridian, in Cook County Illinois.

Parcel 2: Easements appurtenant to and for the benefit of Parcel 1 as set forth in Declaration of Easements dated January 31, 1975, and recorded as Document No. 22984173, for ingress and egress.

SUBJECT TO

TO HAVE AND TO HOLD the said real estate with the appurtenances, upon the trusts, terms and conditions hereinafter expressed in and subject to the Trust Agreement of which

Full power and authority is hereby granted to said Trustee to improve, manage, protect and to lease and real estate or any part thereof, to dedicate parks, streets, highways or alleys and to waive any subdivision of part thereof and to execute and real estate 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 lease and real estate or any part thereof to a successor or successors in trust and to grant to such successor or successors at most all of the title, estate, powers and such other estate of said Trustee, to donate, to dedicate, to mortgage, pledge, to hypothecate and to encumber in any part thereof, to lease and real estate, or any part thereof, in fee simple, in possession or in reversion, by leasehold, or otherwise, to grant, to execute, to execute and extend leases upon any terms and for any period or periods of time, not exceeding in the case of any single lease a term of 99 years, and to renew or assign any term and for any period or periods of time, and to amend, change or modify leases and the terms and conditions thereof at any time or times hereafter, to contract to make leases and to grant options to lease and options to renew leases, to purchase the whole or any part of the reversion and to contract respecting the manner of paying the amount of present or future rentals, to partition or to exchange and real estate, 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 appurtenant to said real estate or any part thereof, and in that with and real estate and every part thereof in all other ways and by such other considerations as it would be lawful for any person in 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, or any successor in trust, in relation to said real estate, be bound to read or any part thereof shall be concerned, contracted to be sold, leased or mortgaged by said Trustee, or any successor in trust, or be obliged to see to the application of any purchase money, rent or money borrowed or advanced on said real estate, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the authority, necessity or expediency of any act of said Trustee, or be bound or prevented to execute any part of the terms of said Trust Agreement, and every deed, trust deed, mortgage, lease or other instrument executed by said Trustee, or any successor in trust, in relation to said real estate shall be conclusive evidence in favor of every person (including the Registrar of Titles of said county) relying upon or claiming under any such instrument, lease or other instrument, and that at the time this instrument was executed in accordance with the trusts, conditions and limitations contained in this Indenture and in said Trust Agreement, and in all amendments thereof, if any, and binding upon all beneficiaries thereunder, (b) that said Trustee, or any successor in trust, will deliver with care and without delay to each and 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 the trust or their predecessors in trust.

This conveyance is made upon the express understanding and condition that neither The First National Bank of Des Plaines, individually or as Trustee, nor its successor or successors in trust shall ever, and no person lawfully be subjected to any claim, judgment or decree for anything it or they or their agents or attorneys may do or omit to do in or about the said real estate or under the provisions of the Trust or said Trust Agreement or any amendment thereof, or for injury to person or property happening in or about said real estate, any and all such liability being hereby expressly waived and released. Any contract, obligation or indebtedness incurred or entered into by the Trustee in connection with said real estate may be entered into by it in the name of the then beneficiary under said Trust Agreement as their attorney in fact, hereby lawfully appointed for such purposes, or at the election of the Trustee, in its own name, as Trustee of an express trust and not individually, and the Trustee shall have no obligation, whatsoever, with respect to any such contract, obligation or indebtedness except solely as far as the Trust property and funds in the actual possession of the Trustee shall be applicable for the payment and discharge thereof. All persons and corporations whatsoever and whatsoever shall be charged with notice of this condition from the date of the filing for record of this deed.

The interest of each and every beneficiary hereunder and under said Trust Agreement 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 any 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 except in accordance with the earnings, avails and proceeds thereof as aforesaid, the intention hereof being to vest in said First National Bank of Des Plaines the entire legal and equitable title in fee simple, in and to all of the real estate above described.

If the title to any of the above real estate is now or hereafter registered, the Registrar of Titles is hereby directed not to register or make in the records of title or duplicate thereof, in any manner, 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 waived, released, renounced and relinquished all right and title or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the assumption of beneficiaries from said an assumption or otherwise.

In Witness Whereof, the grantor, aforesaid ball, hereunto set her hand and seal this 14th day of January 1976

ESTHER KARRER (WAT) Esther Karrer (WAT)

This instrument was prepared by Mr. [Signature]

23 387 271

UNOFFICIAL COPY

STATE OF Illinois
COUNTY OF Cook

NOTARY PUBLIC

ss. I, Louise Morrissey

a Notary Public in and for said County, in the State aforesaid, do hereby certify that
Esther Keener

personally known to me to be the same person whose name is _____ is
subscribed to the foregoing instrument, appeared before me this day in person and
acknowledged that she signed, sealed and delivered the said instrument
as her 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 14th day of
January A. D. 19 76



Louise Morrissey
Notary Public

My commission expires _____

10⁰⁰

23357271

TRUST NO. _____

Deed in Trust

WARRANTY DEED

TO
THE FIRST NATIONAL BANK
OF DES PLAINES
733 Lee Street
Des Plaines, Illinois
TRUSTEE

Box 444

END OF RECORDED DOCUMENT