

Property of Cook County Clerk's Office

GEORGE E. COLE\*  
LEGAL FORMS

NO. 1990  
SEPTEMBER, 1967

DEED IN TRUST

1978 APR 14 AM 11 14

RECORDED IN OFFICE  
COOK COUNTY

24103089

(ILLINOIS)

(The Above Space For Records is 1 sq. Only)  
/HANS R. MERZ & PAUL ADHERN, wife, and PAUL R. HOFFMAN & JUDITH H. HOFFMAN, wife.

12.15

THE GRANTORS, of the County of Cook and State of Illinois, for and in consideration of TEN and no/100ths (\$10.00) dollars, and other good and valuable considerations in hand paid, Convey and (WARRANT/QUIT CLAIM) unto HANS R. MERZ and PAUL R. HOFFMAN of the County of Cook and State of Illinois, as Trustee under the provisions of a trust agreement dated the 11th day of April 1978 and known as Trust Number 41178 (hereinafter referred to as "said trustee," regardless of the number of trustees,) and unto all and every successor or successors in trust under said trust agreement, the following described real estate in the County of Cook and State of Illinois, to wit:

**Parcel 1:**  
Lots 4, 5 and 6, taken as a tract, in the Resubdivision of Lot 3 (except the North 23.40 feet thereof) and Lot 6 (except the South 17 feet thereof) and all of Lots 4 and 5 in Block 4 in Merrill Ladd's Addition to Evanston in Section 30, Township 41 North, Range 14, East of the Third Principal Meridian in Cook County, Illinois.  
Address: 424 Elmwood Avenue, Evanston, Illinois.

**Parcel 2:**  
Lot 33 and 34 in Block 2 in Charles W. James Addition to Evanston, being a subdivision of that part of the North 1/2 of the North East 1/4 of Section 30, Township 41 North, Range 14, East of the Third Principal Meridian lying West of the Right of Way of the Chicago and North Western Company (except the North 77 7/10ths feet thereof) in Cook County, Illinois.  
Address: 430-434 Callan, Evanston, Illinois.

Exempt from  
Real Estate Tax  
Dated: April 11, 1978

24103089

# UNOFFICIAL COPY

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 are hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof; to dedicate parks, streets, highways or alleys; 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 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 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 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 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 thereunder; (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 the said trustee 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 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 on execution or otherwise.

In Witness Whereof, the grantor B aforesaid have hereunto set their hands and seals, this 11th day of April, 19 78.

Hans R. Merz (SEAL) Paul R. Hoffman (SEAL)  
Paula Merz (SEAL) Judith M. Hoffman (SEAL)  
State of Illinois, County of Cook ss. Judith M. Hoffman

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that HANS R. MERZ & PAULA MERZ, his wife and his wife personally known to me to be the same person B whose name B subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she 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 in my official seal, this 11th day of April, 19 78  
Commission expires January 28, 19 82 Margaret R. McKeef NOTARY PUBLIC

\*USE WARRANT OR QUIT CLAIM AS PARTIES DESIRE  
DEED PREPARED BY: PAUL R. HOFFMAN  
11 S. La Salle St.  
Chicago, Ill. 60603

ADDRESS OF PROPERTY: Address of Grantees:  
11 S. LaSalle St.  
Chicago, Ill. 60603

MAIL TO: (Name) \_\_\_\_\_  
(Address) \_\_\_\_\_  
(City, State and Zip) \_\_\_\_\_

THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES ONLY AND IS NOT A PART OF THIS DEED.  
SEND SUBSEQUENT TAX BILLS TO: (Name) \_\_\_\_\_

OR RECORDER'S OFFICE BOX NO. \_\_\_\_\_ (Address) \_\_\_\_\_

Exempt from taxation under the provisions of Paragraph B, Section 4, Real Estate Transfer Act.  
Dated: April 11, 1978.

SELLER  
AFFIX "RIDERS" OR REVENUE STAMPS HERE

1978  
MAY 11 1978  
OFFICE

DOCUMENT NUMBER

2403039

NO. OF RECORDED DOCUMENT