

24436756

Joan M. Coppleson's Indenture Witnesseth, THAT THE GRANTOR

JOAN M. COPPLESON

of the County of Cook and State of Illinois for and in consideration of THIRTY ONE NO/100 (\$10.00) Dollars, and other good and valuable considerations in hand paid, Convey and quit claims unto the CONTINENTAL ILLINOIS NATIONAL BANK AND TRUST COMPANY OF CHICAGO, a National Banking Association located at Chicago, Illinois, as Trustee under the provisions of a trust agreement dated the 27th day of April 1978, known as Trust Number 48-66409-8, the following described real estate situated in the County of Cook and State of Illinois to wit:

Lot 5 in Brewer's Subdivision of Lot 19 and the part of Lots 13 and 18 lying West of Kimbark Avenue in J. Woodbridge Jr's Subdivision of Block 9 and the South half of Block 8 in Lyman, Larned and Woodbridge's Subdivision of the East half of the North West quarter and the North West quarter of the North East quarter of Section 11, Township 38, Range 14, East of the Third Principal Meridian, also the South 48 feet 3 5/8 inches of lot 20 in J. Woodbridge Jr's Subdivision of Block 9 and the South half of Block 8 aforesaid in Cook County, Illinois

SUBJECT TO Trust Deed dated July 25, 1975 and recorded August 19, 1975 as document 83192559, made by Warwick Coppleson and Joan M. Coppleson, his wife, to Chicago Title and Trust Company, an Illinois Corporation, to secure a note for \$63,000.00

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 and vested in 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 re-subdivide 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 donate, 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 *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 making 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 asset or appurtenant to said premises or any part thereof, and to deal with said property and any 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. Any such power and authority granted to the Trustee shall not be limited by the user thereof, but may be exercised by it from time to time and as often as occasion may arise with respect to all or any part of the trust property.

In no case shall any person 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 and said trust agreement 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 kind of 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 thereafter, (c) that said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, mortgage, lease or other instrument, and (d) if the conveyance is made by a successor or successors in trust, that such predecessor or predecessors 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, profits 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, profits 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 said Trustee shall not be required to produce the trust agreement or a copy thereof or any contents therefrom, as evidence that any transfer, charge or other dealing involving the registered lands is in accordance with the true intent and meaning of the trust.

And the said grantor hereby releases and waives all rights under and by virtue of the homestead exemption laws of the State of Illinois.

IN WITNESS WHEREOF, the grantor Marion B. Coppleson hereunto set her hand and seal this 27th day of April, 1978

Joan M. Coppleson (SEAL)
Joan M. Coppleson (SEAL)
(SEAL)
(SEAL)

UNOFFICIAL COPY

STATE OF ILLINOIS
COUNTY OF COOK

RECORDS OF DEEDS
SIXTH COUNTY BUILDING

MAY 8 PM 1 47

RECORDED *Chy. Keller*

I, John M. Coppleson 10.00

a Notary Public in and for said County, in the State of Illinois, do hereby certify

that John M. Coppleson

who is

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 acknowledged that she signed, sealed and delivered the said

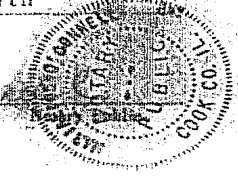
instrument as her free and voluntary act and deed for the uses and

purposes therein set forth, including the release and waiver of the right of homestead.

GIVEN under my hand and notarial seal, this 27th

of April, A. D. 1978

Mariline Olson



Prepared by
CHARLES F. CUSTEA
135 So. La Salle
CHgo 60603
346-5275

Box 202

CONVEYANCE IN TRUST
DEED

John M. Coppleson

To
Continental Illinois National Bank
and Trust Company of Chicago,
AS TRUSTEE.

Trust No.
48-65497-8

Address of Property
4860 S. KIRKDALE

CHgo 60603

10.00

24436756

END OF RECORDED DOCUMENT