

24471722

1978 JUN 1 AM 11 50
RECORDER OF DEEDS
COOK COUNTY

QUIT CLAIM DEED IN TRUST

THIS INDENTURE WITNESSETH. That the Grantor, Richard M. Kerwin, a bachelor of the County of Cook and State of Illinois for and in consideration of the sum of Ten and no/100 Dollars (\$ 10.00), in hand paid, and of other good and valuable considerations, receipt of which is hereby duly acknowledged, Convey and Quit Claim unto FORD CITY BANK AND TRUST CO., a banking corporation duly organized and existing under the laws of the State of Illinois, and duly authorized to accept and execute trusts within the State of Illinois, as Trustee under the provisions of a certain Trust Agreement, dated the 15th day of December, 1975, and known as Trust Number 1229, the following described real estate of the County of Cook and State of Illinois, to wit:

Lots 9, 12 and 13 in Neuport Estates, a subdivision of part of the Southwest 1/4 of the Northeast 1/4 of Section 31, Township 38 North, Range 12, East of the Third Principal Meridian, lying Easterly of Unit No. 1, Louis Miller's Subdivision recorded February 23, 1962, as Document Number 18408433, lying Northerly of Unit No. 2, Louis Miller's Subdivision recorded August 30, 1962 as Document Number 18577767 and lying Easterly of Unit No. 3, of Louis Miller's Subdivision, recorded June 13, 1967 as Document Number 20165205, and also the East 60 feet (as measured along the north and south lines) of Lot 1 in Unit No. 2, Louis Miller's Subdivision aforesaid, all in Cook County, Illinois.

THIS INSTRUMENT WAS PREPARED BY
EDWARD C. SWEIGARD
7601 S. Cicero
Chicago, IL

SUBJECT TO

10⁰⁰ MAIL

TO HAVE AND TO HOLD the said real estate 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 real estate or any part thereof, to dedicate parks, streets, highways or alleys and to execute any subdivision map therefor, and to resubdivide said real estate as often as desired, in contract to sell, grant, convey or purchase, in full or any terms, to convey either with or without consideration, to convey said real estate or any part thereof to a successor or successors in trust and to grant to any 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 real estate, or any part thereof, in lease said real estate, or any part thereof, from time to time, in possession or reversion, by leases to commence in or terminate in the 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, in contract to make leases and to grant options to lease and options to renew leases and options to purchase, in whole or any part of the reversion and in contract respecting the manner of paying the amount of present or future rentals, in partition or in exchange said real estate, or any part thereof, in other real or personal property, to grant easements or charges of any kind, in release, convey or assign any right, title or interest in or about or appurtenant to said real estate or any part thereof, to deal with said real estate 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 case shall any party dealing with said Trustee, or any successor in trust, in relation to said real estate, or to whom said real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said Trustee, or any successor in trust, 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 such sale, lease, mortgage, or be obliged or privileged to inquire into any of the terms of said Trust Agreement and any 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 Register of Titles of said county) 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 all amendments thereto, if any, and binding upon all beneficiaries thereunder, (c) that said Trustee, or any successor in trust, was duly authorized and empowered to execute and deliver every such deed, trust deed, 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 duly vested with all the title, estate, rights, powers, authorities, duties and obligations of the, his or their predecessor in trust.

This conveyance is made upon the express understanding and condition that neither Ford City Bank and Trust Co., individually or as Trustee, nor its successors or assigns in trust shall incur any personal liability or be subjected to any claim, judgment or decree for anything it or they or its or their agents or attorneys may do or omit to do in or about the said real estate or under the provisions of this Deed or Trust Agreement or any amendment thereto, 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, in the name of the then beneficiary under said Trust Agreement as their attorney-in-fact, hereby irrevocably appointed for such purposes, or at the election of the Trustee, in trust, in 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 only if it is 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 whomsoever 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 right 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, the intention hereof being to vest in said Ford City Bank and Trust Co. the legal and equitable title in fee simple, in and to all of the said real estate above described.

If the title to any of the above real estate is now or hereafter restricted, the Register of Titles is hereby directed not to register or note in the certificate of title or duplicate thereof, 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 said Agreement or any thereof, or any extract therefrom, or any other instrument, in connection with any transfer, charge or other dealing involving the registered lands in accordance with the true intent and meaning of the trust.

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 homestead from sale on execution or otherwise.

In Witness Whereof, the grantor aforesaid has hereunto set his hand and seal this 4th day of May, 1978.

Richard M. Kerwin (SEAL) _____ (SEAL)
_____ (SEAL) _____ (SEAL)

State of Illinois }
County of Cook } SS. I, Stella B. Kruder a Notary Public in and for said County, in the state aforesaid, do hereby certify that Richard M. Kerwin, a bachelor 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 he signed, sealed and delivered the said instrument as his 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 10th day of May, 1978
Stella B. Kruder
Notary Public

GRANTEE
MAIL TO: FORD CITY BANK AND TRUST CO.
7601 South Cicero Avenue
Chicago, Illinois 60652

Unit B

Exempt under provisions of Paragraph c, Section 4, Real Estate Transfer Tax Act.
5/15/78
Richard M. Kerwin
Buyer, Seller or Representative

This space for affixing Rubber and Revenue Stamps

24471722
Document Number

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TIVW