

DEED IN TRUST

24 536 292

The above space for recorder's use only

PNT 117 399 OC

THIS INDENTURE WITNESSETH, THAT THE GRANTOR, LARRY L. WARD and LINDA L. WARD, his wife of the County of Cook and State of Illinois, for and in consideration of the sum of TEN Dollars (\$ 10.00 ), a hand paid, and of other good and valuable considerations, receipt of which is hereby duly acknowledged, Convey Warrant—unto AMALGAMATED TRUST AND SAVINGS BANK, an Illinois Corporation as Trustees under the provisions of a certain Trust Agreement, dated the 26th day of May 19 78, and known as Trust Number 3581, the following described real estate in the County of Cook and State of Illinois, to-wit:

Lot 25 in Block 3 in James H. Campbell's Addition to Chicago, said Addition being a subdivision of the Northwest quarter (except the East 50 feet thereof) of Section 14, Township 38 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

10.00

TO HAVE AND TO HOLD the said real estate with all 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 vacate any subdivision or part thereof and to redivide said 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 convey said real estate or any part thereof to a successor or successors in trust so great to such successor or successors in trust, if of this estate, powers and authorities vested in said Trustee, to demise, to dedicate, to mortgage, pledge or otherwise encumber said real estate, or any part thereof, to lease said real estate, or any part thereof, from time to time, in possession or reversion, by lease or otherwise, in present or in future, and upon any term and for any period or periods of time, not exceeding in the case of any single demise the term of 199 years, and to renew or extend leases upon any term 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 lease and to grant options to lease and options to renew leases and options to purchase the whole or any part of the premises and to contract respecting the manner of future rentals, to partition or to execute said 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 claim or statement appertaining to said real estate or any part thereof, and 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 no 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 proceeds of any kind or under the provisions of this Deed or said Trust Agreement or any amendment thereto, or be obliged to inquire into the authority, necessity or expediency of any act of said Trustee or any successor in trust, or be obliged or privileged to inquire into any of the terms of said Trust Agreement, and any agent, trust deed, mortgage, lease, pledge 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 Title of any county) relying upon or claiming under any such conveyance, lease or other instrument (a) that at the time of the delivery thereof the Trustee or any successor in trust was acting in accordance with the conditions and limitations contained in this Deed and in said Trust Agreement or in all amendments thereto, if any, and binding upon all persons claiming under the same, (b) that said Trustee or any successor in trust was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument and (c) if the conveyance is made to a successor or successor in trust, that such successor or successor in trust has been properly appointed and are fully 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 conditions that neither Amalgamated Trust and Savings Bank nor its Company, individually or as Trustee, nor its successor or successors in trust shall incur any personal liability or be subjected to any claim, judgment or decree for writing it or they or its or their agents or attorneys may do or could do in or about the said real estate or under the provisions of this Deed or said 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 by the name of the then beneficiary or Trustee of an express trust and not individually (and the Trustee shall have no obligation whatsoever to sign such contract, obligation or indebtedness except only so far as the trust property and funds in the actual possession of the Trustee shall be applicable to 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 it or any of them shall be only in the earnings, rents and proceeds arising from the sale or any other disposition of said real estate, and such interest shall 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 and proceeds thereof as aforesaid, the intention hereof being to vest in said Amalgamated Trust and Savings Bank 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 note in the certificate of title or duplicate thereof, or memorial, the words "in trust," or "with limitations," or words of similar import, in accordance with the statute in such case made and provided.

And the said grantor, S, 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 exemption of homesteads from sale on execution or otherwise.

In Witness Whereof, the grantor, S, aforesaid has hereunto set their hand, and seal, this 8th day of June 19 78.

Larry L. Ward (REAL) Linda L. Ward (REAL)

This instrument drafted by: Bernard B. Kash, Attorney at Law, 4192 Archer Ave Chicago, Illinois 60632 DENIS P. DWYER, Notary Public in and for said State of Illinois, do hereby certify that Linda L. Ward and Larry L. Ward are personally known to me to be the same person, S, whose name, S 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 seal this 30th day of June A. D. 19 78 Denis P. Dwyer Notary Public My commission expires April 28, 1982

GRANTED: Mail to: Southwest Federal Savings and Loan 3525 West 63rd Street Chicago, Ill 60629 3858 W. 55th Place For information only insert street address of above described property.

STATE OF ILLINOIS DEPT OF REVENUE JUL 13 1978 2 9 50 PM HOTEL

CITY OF CHICAGO REGISTERED 30 000

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UNOFFICIAL COPY

Property of Cook County Clerk's Office

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*Anthony R. Alban*  
RECORDER OF DEEDS

57 238 505

RECORDED DOCUMENT