

UNOFFICIAL COPY

DEED IN TRUST

24 633 435

Form 191 Rev. 11-71

The above space for recorder's use only

THIS INSTRUMENT WITNESSETH, THAT THE GRANTOR, DONALD ALBERT HESS AND LOIS G. HESS, HIS WIFE of the County of Cook and State of Illinois, for and in consideration of the sum of Ten & No/100ths Dollars (\$10.00), in hand paid and of other good and valuable considerations, receipt of which is hereby duly acknowledged, Convey and Warrant unto AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, a national banking association whose address is 33 No. LaSalle Street, Chicago, Illinois, as Trustee under the provisions of a certain Trust Agreement, dated the 1st day of August 1978, and known as Trust Number 43551, the following described real estate in the County of Cook and State of Illinois, to wit:

Lot 182 in Harris' Prospect Park Unit Number 1 being a Subdivision of part of the South 1/2 of the South West 1/4 of Section 16, Township 42 North, Range 11 East of the Third Principal Meridian, in Cook County, Illinois.

10.00

THIS INSTRUMENT WAS PREPARED BY RONALD M. HANKIN 329 S. GREENWOOD PALATINE, ILLINOIS 60067

Permanent Tax Number 03-16-311-003-0000

Subject to: Covenants, conditions and restrictions of record; and General Real Estate Taxes for 1978 and subsequent years.

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 to vacate any subdivision or part thereof, and to redivide said real estate or any part thereof, 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 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 real estate, or any part thereof, to lease said real estate, or any part thereof, from time to time, in possession or reversion, by leases to commence in the present or in the future, and upon any terms and for any period or periods of time, not extending 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, enlarge 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 rental, to partition or to exchange said real estate, or any part thereof, for other real or personal property, to grant easements or egress or any kind, to refinance, to assign any right, title or interest in or about or easement appurtenant 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 or dissimilar to those 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 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 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 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 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, or any part thereof and in 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 thereof, if any, and binding upon all beneficiaries hereunder, (c) 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 (d) if the contrary 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 its, his or their predecessor in trust.

This conveyance is made upon the express understanding and conditions that neither American National Bank and Trust Company of Chicago, 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 anything in or by or for 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 said Trust Agreement or any amendment thereto, or for injury to person or property happening in or about said real estate, any and all liability being hereby expressly waived and released, no counter, 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 Trust, or in the name of beneficiaries under said Trust Agreement as their attorney-in-fact, hereby previously appointed for such purposes, or at the election of the Trustee, in its or their capacity as Trustee or as attorney-in-fact, and the Trustee shall have no obligation whatsoever with respect to any 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 for the payment and discharge thereof. All persons and corporations whosoever and whatsoever shall be charged with notice of this condition from the date of the filing for record of this Deed.

The intent 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 as such, but only an interest in earnings, avails and proceeds thereof as aforesaid, the intention hereof being to vest in said American National Bank and Trust Company of Chicago 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 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 or homesteads from sale on execution or otherwise.

In Witness Whereof, the grantor(s) aforesaid have hereunto set their hand(s) this 1st day of August 1978.

Donald Albert Hess (Seal) Lois G. Hess (Seal) DONALD ALBERT HESS LOIS G. HESS

STATE OF Illinois, Camille A. Rupp, a Notary Public in and for Cook County, in the State aforesaid, do hereby certify that DONALD ALBERT HESS AND LOIS G. HESS, HIS WIFE

personally known to me to be the same person(s) whose name(s) subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they 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 Notarial seal this 15th day of September A.D. 1978

My commission expires May 25, 1980

66-48-876 D 03 16 311 008

Return American National Bank and Trust Company of Chicago to: BOX 305 BOX 305

1935 E. ELMWOOD CIRCLE ARLINGTON HTS IL For information only insert street address of above described property. REC 48258 64

STATE OF ILLINOIS DEPT. OF REVENUE COOK NO. 016 6366

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COOK COUNTY, ILLINOIS
FILED FOR RECORD

SEP 19 2 46 PM '78

Sidney H. Wilson
RECORDER OF DEEDS

24633435

Property of Cook County Clerk's Office

OF RECORDED DOCUMENT