

UNOFFICIAL COPY

24 665 617

This Indenture Witnesseth: That the Grantor, _____

THOMAS F. PHILBIN AND PHILOMENA PHILBIN, HIS WIFE

of the County of COOK and State of ILLINOIS for and in consideration of TEN DOLLARS (\$10.00) Dollars,

and other good and valuable considerations in hand paid, the receipt whereof is hereby acknowledged, Convey

and WARRANTY unto the CITIZENS BANK & TRUST COMPANY, PARK RIDGE, ILL., an Illinois

Banking Corporation, as Trustee under the provisions of a trust agreement dated the FIRST

day of SEPTEMBER 1978, known as Trust Number 66-3736, the following

described real estate in the County of COOK and State of Illinois, to-wit:

Lot 12 in Block 13 in McIntosh Brother's Irving Park Boulevard addition to Chicago of the West 1/2 of the South East 1/4 of Section 17, Township 40 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.

24 665 617

This document prepared by
David F. Beregas Attorney
5339 W. Wilson Avenue
Chicago, Illinois 60630

Exempt under provisions of Paragraph 9, Section 4,
Real Estate Transfer Tax Act,
September 1, 1978
Attorney for seller

Property of _____

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 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 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 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 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 premises 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 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 its, his 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 grantor, s 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, s aforesaid have hereunto set their hands and seal, s this first day of September 1978

TFP Thomas F. Philbin [Seal]
Thomas F. Philbin

PP. Philomena Philbin [Seal]
Philomena Philbin

Address of Grantee: _____ [Seal]

Cue S. Northwest Highway _____ [Seal]

Park Ridge, Illinois 60068 _____ [Seal]

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STATE OF ILLINOIS
COUNTY OF COOK

SS.

I, DAVID F. BENEGAS

a Notary Public in and for said County, in the State aforesaid, do hereby certify that
THOMAS F. PHILBIN AND PHILOMENA PHILBIN, HIS WIFE

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 notarial seal this
first day of September A. D. 19 78

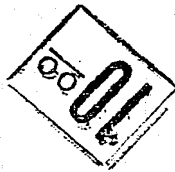
David Benegas
Notary Public.

PROPERTY ADDRESS:
4027 North Mason
Chicago, Illinois 60634

ATTENTION: Recorder of Deeds

After recording, please return this Deed to Citizens Bank & Trust Com-
pany, by depositing the same in Box 405 if this Deed has been recorded in
Cook County, otherwise by mail to:

Citizens Bank & Trust Company
One S. Northwest Highway
Park Ridge, Illinois 60068



TRUST NO. 66-3736

BOX 405

DEED IN TRUST

TO: CITIZENS BANK & TRUST COMPANY

TRUSTEE

PARK RIDGE, ILL.

END OF RECORDED DOCUMENT