

UNOFFICIAL COPY

GEORGE E. COLE*
LEGAL FORMS

NO. 1990
September, 1975

DEED IN TRUST
1979 JAN 18 AM 10 56

24803452

(ILLINOIS)

JAN 16 79 The Above Space For Recorder's Use Only

THE GRANTORS, ROBERT THOMAS and MICHAEL THOMAS, bachelors,
of the County of Orange and State of California, for and in consideration
of Ten and No/100 (10.00) Dollars,
and other good and valuable considerations in hand paid, Convey ~~and WARRANT/QUIT CLAIM~~
unto HELEN C. WALSH, GERTRUDE LOMBARDI and MARGARET M. MCKERNAN
(2925 E. 95th St., Chicago IL) (NAME AND ADDRESS OF GRANTEE)
as Trustee under the provisions of a trust agreement dated the 12th day of September
1978 and known as Trust Number 10503 (hereinafter referred to as "said trustee," regardless of the number
of trustees,) and unto all and every successor or successors in trust under said trust agreement, the following described real estate
in the County of Cook and State of Illinois, to wit: Lots 45 and 46 in Block 8 in
Charles H. Nix's Addition to South Chicago, being a subdivision of
the South East quarter of fractional South East quarter of fractional
Section 12 (South of the Indian Boundary Line) in Township 37 North,
Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

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 are hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof; to dedicate parks, streets, highways or alleys; 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 praesenti 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 198 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 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 that 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 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 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.

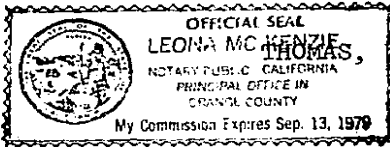
If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in the certificate of title or duplicate thereof, or memorial, the words "in trust," or "upon condition," or "with limitations," or words of similar import, in accordance with the statute in such case made and provided.

And the said grantors 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 grantors aforesaid have hereunto set their hands and seals this 12th day of September, 1978

Robert Thomas (SEAL) Michael Thomas (SEAL)
Robert Thomas Michael Thomas

California (SEAL) Orange (SEAL)
State of Illinois, County of ss.



I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that ROBERT THOMAS and MICHAEL THOMAS, bachelors, 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 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 official seal, this 8th day of December, 1978

Commission expires 19 Leona McKenzie NOTARY PUBLIC

This instrument was prepared by Eugene A. Bradtke 111 W Washington Chicago IL (NAME AND ADDRESS)

• USE WARRANTY OR QUIT CLAIM AS PARTIES DESIRE

MAIL TO: Eugene A. Bradtke (Name)
111 W. Washington St. (Address)
Chicago IL 60602 (City, State and Zip)

ADDRESS OF PROPERTY:
10503 S. Hoxie Av.
Chicago IL 60617
THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES ONLY AND IS NOT A PART OF THIS DEED.
SEND SUBSEQUENT TAX BILLS TO:

10 00 MAIL

OR RECORDER'S OFFICE BOX NO. _____

Exempt under provisions of Paragraph 3, Section 4, Real Estate Transfer Tax Act, Dec. 28, 1978

I hereby declare that the attached Deed represents a transaction exempt from taxation under the Chicago Transaction Tax Ordinance by Paragraph 3 of Section 200.1-2B6 of said ordinance. Dec. 28, 1978

DOCUMENT NUMBER
24803452

END OF RECORDED DOCUMENT