

QUIT CLAIM
~~XXXXXX~~ DEED IN TRUST

24 813 424

10.00

The above space for recorder's use only

Exempt under provisions of Paragraph 6, Section 4,
Real Estate Transfer Tax Act.

1/23/79
Date
Buyer/Seller or Representative

THIS INDENTURE WITNESSETH, That the Grantor, RICHARD 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), Quit Claims
in hand paid, and of other good and valuable considerations, receipt of which is hereby duly acknowledged, Convey S and Waiver
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
4th day of November, 19 77, and known as Trust Number 1581, the following
described real estate in the County of Cook and State of Illinois, to wit:

The North 166.7 Feet of the East 435 Feet of the West 1/2 Northwest 1/4
of Section 10, Township 36 North, Range 12, East of the Third Principal
Meridian (except that part thereof dedicated for public streets) all in
Cook County, Illinois.
RECORDED BY DEEDS

JAN 24 1979 10 00 AM

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

SUBJECT TO

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, rent, and to lease said real estate or any part thereof, to dedicate marks, streets, highways or alleys
or without consideration, to convey said real estate or any part thereof to a successor or successors in title and to grant to such successor or successors in title 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 for any term, and for any period or periods of time, not exceeding in the case of any single
lease the term of 99 years, and to renew or extend leases upon any terms and for any period 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, to sell 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, in partition or to exchange 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 about or exemption 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 law full for any person or persons to do 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 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, trust 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, lawfully 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 this Indenture and by said Trust Agreement as well as all for 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 and in all amendments thereof, 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, 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.
This conveyance is made upon the express understanding and condition that neither Ford City Bank and Trust Co., individual or corporate, nor its successor or successors in trust
shall incur any personal liability or be subjected to any claim, judgment or decree for anything at or they or its or their agents or attorneys or they do consent to do in or about the said real estate or
under the provisions of this Deed or said Trust Agreement or any amendment thereof, or for injury to person or property happening in or about the 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 and to the said real estate may be entered into by it in the
name of the then beneficiaries under said Trust Agreement as their attorney-in-fact, hereby irrevocably appointed for such purposes, or as the agent of the Trustee, in its own name, as
Trustee of an express trust and not individually and the Trustee shall have no obligation whatsoever with respect to any such contract obligations, and such releases except only so far as the true
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 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 of 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 the earnings, avails and proceeds thereof as aforesaid, the intention hereof being to vest in said Ford City
Bank and Trust Co. 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 "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 purchase the said Agreement or a copy thereof, or any extracts therefrom, as evidence that any transfer, charge or other dealing involving the registered lands is 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 homesteads from sale on execution or otherwise.

In Witness Whereof, the grantor, aforesaid has hereunto set hand and seal this 19th day of January, 1979.
(SEAL) Richard M. Kerwin (SEAL)
(SEAL) (SEAL)

State of Illinois }
County of Cook } ss. I, the undersigned, a Notary Public in and for said County, in
the state aforesaid, do hereby certify that RICHARD 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 22nd day of January, 1979.
Stella B. Kruder
Notary Public

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

For information only insert street address of above described property.

BOX 533

OF RECORDED DOCUMENT

This space for affixing Riders and Revenue Stamp

24 813 424

DEPARTMENT OF REVENUE

66 709/3 -0

Full