

UNOFFICIAL COPY

DEED IN TRUST

24 815 856

WARRANTY

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantors, DONALD T. COLEMAN and ROSIE COLEMAN, his wife; CHARLES IVY and MAXINE IVY, his wife, of the County of Cook and State of Illinois for and in consideration of Ten and 00/100 (\$10.00) dollars, and other good and valuable considerations in hand paid, Convey and Warranty unto EXCHANGE NATIONAL BANK OF CHICAGO, a National banking association, its successor or successors, as Trustee under a trust agreement dated the 18th day of December, 1978, known as Trust Number 34827, the following described real estate in the County of Cook and State of Illinois, to-wit:

Lot 25 (except the East 63 feet thereof) in Block 1 in Stevens Addition to Chicago, being a subdivision of the East 1/2 of the Southeast 1/4 of the Northwest 1/4 of Section 9, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

This document prepared by Edwin M. Katz, 180 North La Salle Street, Chicago, Illinois 60601.

10.00

hereinafter called "the real estate."

TO HAVE AND TO HOLD the real estate with its appurtenances upon the trusts and for the uses and purposes herein and in the trust agreement set forth.

Full power and authority is hereby granted to said trustee to subdivide and resubdivide the real estate or any part thereof; to dedicate parks, streets, highways or alleys and to create any subdivision or part thereof; to execute contracts to sell or exchange, or execute grants of options to purchase, to execute contracts to sell on any terms, to convey either with or without consideration; to convey the 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 the trustee; to dedicate, to dedicate, to mortgage, or otherwise encumber the real estate, or any part thereof, to execute leases of the real estate, or any part thereof, from time to time, in possession or reversion, by leases to commence in present or future, and upon any terms and for any period or periods of time, and to execute renewals or extensions of leases upon any terms and for any period or periods of time and to execute amendments, changes or modifications of leases and the terms and provisions thereof at any time or times hereafter; to execute contracts to make leases and to execute options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to execute contracts respecting the manner of fixing the amount of present or future rentals; to execute grants of easements or charges of any kind; to release, convey or assign any right, title or interest in or about or appurtenant to the real estate or any part thereof; and to deal with the title to 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 title to the real estate to deal with it, whether similar to or different from the ways above specified and at any time or times hereafter.

In no case shall any party dealing with said trustee in relation to the real estate, or to whom the real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by the trustee, be obliged to see to the application of any such money, rent, or money borrowed or advanced on the real estate, or be obliged to see that the terms of the trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of the trustee, or be obliged or privileged to inquire into any of the terms of the trust agreement, and every deed, trust deed, mortgage, lease or other instrument executed by the trustee in relation to the 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 conveyance the trust created herein and by the 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 herein and in the trust agreement or in any amendments thereof and binding upon all beneficiaries, (c) that the 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 the trustee or their predecessor in trust.

The interest of each beneficiary under the trust agreement and of all persons claiming under them or any of them shall be only in the possession, earnings, and the avails and proceeds arising from the sale, mortgage or other disposition of the real estate, and such interest is hereby declared to be personal property, and no beneficiary shall have any title or interest, legal or equitable, in or to the real estate as such, but only an interest in the possession, earnings, 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 place 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.

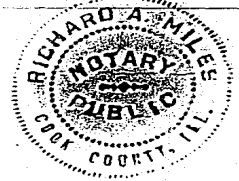
And the said grantor hereby expressly waives, and releases, any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

In Witness Whereof, the grantor, S. aforesaid have hereunto set their hands and seal this 18th day of December, 1978.

+ Donald T. Coleman (SEAL) x Rosie Coleman (SEAL)
DONALD T. COLEMAN ROSIE COLEMAN
+ Charles Ivy (SEAL) x Maxine Ivy (SEAL)
CHARLES IVY MAXINE IVY

State of Illinois, I, Richard A. Miles, a Notary Public in and for said County, in County of Cook, ss. the state aforesaid, do hereby certify that DONALD T. COLEMAN and ROSIE COLEMAN, his wife, and CHARLES IVY and MAXINE IVY, his wife, who are

personally known to me to be the same persons whose names 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 official seal this 18th day of Dec, 1978.



Richard A. Miles
Notary Public

EXCHANGE NATIONAL BANK OF CHICAGO
Box 132

207-09 West Ferdinand Street

For information only insert street address of above described property.

16-10

66-77 288 D53 2067
66-00-134-047

CITY OF CHICAGO
DEPT. OF REVENUE
RECORDS & ADMINISTRATION
RECORDS SECTION
24 815 856
Document Number

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COOK COUNTY, ILLINOIS
FILED FOR RECORD

JAN 25 10 28 AM '79

William R. Wilson
RECORDER OF DEEDS

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Property of Cook County Clerk's Office

END OF RECORDED DOCUMENT