

UNOFFICIAL COPY

DEED IN TRUST

COOK COUNTY ILLINOIS
FILED FOR RECORD

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RECORDED BY RECORDS

FEB 14 1979 9 00 AM

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Form 191 Rev. 11-71

The above space for recorder's use only

66-61-926 Y 928.7-99

THIS INDENTURE WITNESSETH, THAT THE GRANTOR, ABE ABRAMS-----
of the County of -----Cook----- and State of ---Illinois-----, for and in consideration
of the sum of Ten and No/100-----Dollars (\$10.00-----),
in hand paid, and of other good and valuable considerations, receipt of which is hereby duly acknowledged, ConveyS...
and WarrantS...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 ---10th---day of October 1978, and known as Trust Number 45008,
the following described real estate in the County of Cook and State of Illinois, to wit:

The Southerly 50 feet of Lot 4 and the Northerly 10 feet of
Lot 5 in Block 4 in Auburn Park, a Subdivision of the Section
28, Township 38 North, Range 14 East of the Third Principal
Meridian, in Cook County, Illinois.

THIS INSTRUMENT PREPARED BY: DAVIDSON & SCHWARTZ
180 North LaSalle Street
Chicago, Illinois 60601

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 thereof, and to redivide said real estate 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 real estate or any part thereof to a successor or suc-
cessors in trust and to grant to such successor or successors in trust all of the title, estate, powers and authorities vested in said Trustee, in 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 lease to commence in present or in future, and on any terms and for any period of time, not exceeding in the case of any single
lease the term of 100 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 real estate and to contract respecting the manner of fixing the amount of present or future rentals, to 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 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 to or different from the ways
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 in 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 claiming the benefit of any of the trusts, conditions and limitations contained in this Indenture
lease or other instrument, (a) that at the time of the delivery thereof the trust or deed 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 all amendments thereof, if any, and binding upon all beneficiaries thereof, (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 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 an claim, judgment or decree for anything it or they or 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
thereof, or for injury to person or property happening in or about 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 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 purpose, or, at the election of the Trustee, in its own
name, as Trustee of an express trust and not individually (and the Trustee shall have no obligation whatsoever in this 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 whomsoever 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 or any other disposition of said real estate, and such interest shall 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 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 S... 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 aforesaid has hereunto set his hand and

seal this 12 day of JANUARY 1979

ABE ABRAMS (SEAL)

STATE OF ILLINOIS } I, ROGER V. McCAFFREY, a Notary Public in and for said
COUNTY OF COOK } County, in the State aforesaid, do hereby certify that ABE ABRAMS
is

personally known to me the same person whose name is subscribed to the foregoing instrument,
appears to me to be a person and acknowledged that he is the person who signed, sealed and
delivered the foregoing instrument as his free and voluntary act, for the uses and purposes therein set forth, including the
release of homestead.

notarially seal this 12 day of January A.D. 1979
Roger V. McCaffrey
Notary Public

My commission expires July 5, 1982

American National Bank and Trust Company of Chicago
Box 221

7523 South Normal
Chicago, Illinois
For information only insert street address of
above described property.

1000

Section 4,
Revenue Stamp
14/1/79
1979
or Representative

24 844 838
Document Number

END OF RECORDED DOCUMENT