

DEED IN TRUST

24876746

Form 191 Rev. 11-71

1979 MAR 12 PM 4 06
The above space for recorder's use only

RECORD 406 LIBRARY
COOK COUNTY RECORDS

THIS INDENTURE WITNESSETH, THAT THE GRANTOR, Ruth G. Levy, a widow, of the County of Cook and State of Illinois, for and in consideration of the sum of Ten and no one-hundredths Dollars (\$10.00), in hand paid, and of other good and valuable considerations, receipt of which is hereby duly acknowledged, Conveys and Warrants into 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 8th day of February 19 79, and known as Trust Number 45985, the following described real estate in the County of Cook and State of Illinois, to wit:
Lot 15 (except the south 40 feet) and all of Lot 16 in Block 7 in Cochran's addition to Edgewater, a subdivision of the south 1946 feet of the west 1320 feet of the east fractional half of Section 5, Township 40 north, range 14 east of the third principal meridian, in Cook County, Illinois

10.00

THIS INSTRUMENT WAS PREPARED BY

Francine G. Rissman
of LIEBERMAN, LEVY, BARON & STONE
150 N WACKER DR., CHICAGO, ILL.

10.00

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 maintain said real estate or any part thereof, to dedicate parks, streets, highways or alleys in or upon any subdivision or part 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 and re-convey 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 authority vested in said Trustee, to donate, to dedicate, to mortgage, to pledge or otherwise encumber said real estate, or any part thereof, from time to time, in possession or in reversion, for the term of years, or for the term of years 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 lease 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 ground 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, curtail 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 in any and every way 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 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 to who 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 entitled to sue to 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 deed 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 (including the Registrar of Titles of said county) relying upon or claiming under any such conveyance, lease or other instrument, and that at the time of the delivery thereof the Trustee created by this Indenture and by said Trust Agreement was in full force and effect, (5) 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 hereunder, (6) 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 (7) that the necessary steps have been taken to ensure that such successor or successors in trust have been properly appointed and are fully vested in all the title, estate, rights, powers, authorities, duties and obligations of his, his or their predecessor in trust.

This conveyance is made upon the express understanding and conditions 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 any claim, judgment or decree for anything done by him 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 its then beneficiaries under said Trust Agreement as their attorney-in-fact, hereby irrevocably appointed for such purposes, or by the Trustee in its own name, its then beneficiaries under said Trust Agreement or in all amendments thereof, if any, and binding upon all beneficiaries hereunder, (8) 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 (9) that the necessary steps have been taken to ensure that such successor or successors in trust have been properly appointed and are fully vested in all the title, estate, rights, powers, authorities, duties and obligations of his, his or their predecessor in trust.

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 in the earnings, assets and proceeds arising from the sale or 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 in the earnings, assets and proceeds thereof as aforesaid, the same being to vest in said American National Bank and Trust Company of Chicago the entire legal and equitable title thereto, free simple, in and to all of the real estate above described.

If the title in 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, releases, and conveys, 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 her hand and seal this 8th day of February, 19 79

[SEAL] Martin H. Holtz [SEAL]
[SEAL]

STATE OF ILLINOIS)
COUNTY OF COOK) ss. Martin H. Holtz, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Ruth G. Levy

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 she is the person named, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein expressed, including the release and waiver of the right of homestead.
GIVEN under my hand and Notarial seal this 8th day of February, 19 79

My commission expires February 21, 1979

American National Bank and Trust Company of Chicago
Box 900
5615 North Kenmore, Chicago
For information only insert street address of above described property.

This space for affixing Riders and Revenue Stamp
This deed is exempt from the Illinois Real Estate Transfer Tax Act pursuant to Section 4(e) thereof and Section 200-1-2.06 of the Chicago Transaction Tax Ordinance
Francine G. Rissman 2/8/79
Representative Date

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