

DEED IN TRUST

24 908 521

Form 191 Rev. 11-71

The above space for recorder's use only

THIS INDENTURE WITNESSETH, THAT THE GRANTORS Ronald B. Phemister and Bonnie B. Phemister, his wife, 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, Convey

and Warranty 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 1st day of March 1979, and known as Trust Number 46028

the following described real estate in the County of Cook and State of Illinois, to wit: Lot 13 (except the West 4 inches thereof) in Sim and Dantin's Subdivision of Lots 14 to 19 inclusive and the South 63 feet of Lot 15 in North Addition to Chicago, in Section 33, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Subject however to covenants, conditions and restrictions of record, if any, to private, public and utility easements and roads and highways, if any; to party sidewalk and agreements, if any, including agreement recorded as document 16 827 159; and to general taxes

STATE OF ILLINOIS REAL ESTATE TRANSFER TAX

APR-4 '79 DEPT. OF REVENUE 107.50

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 create 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 said real estate or any part thereof to a successor, successors in trust and to grant to such successor or successors in trust all of the title, estate, power and authorities vested in said Trustee, to donate, to dedicate, to mortgage, lease 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 upon any terms and for any period or periods of time, not exceeding in the case of any single term and provision thereof at any time or times hereafter, in contract to make leases and to grant, or on to lease and options, to amend, change or modify leases and the covenants, conditions and restrictions of any lease or 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, alienate or charge, or any right to release, convey or assign any right, title or interest in or about the same 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 in any way 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 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 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 any 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 entitled to inquire into any of the terms of said Trust Agreement; and every deed, 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 or said county) relying upon the same, 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 of this Indenture and in said Trust Agreement or 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, lease, mortgage or other instrument as a deed 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, 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 any act done by it or by its 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 thereto, 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 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, 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 whatsoever 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, profits 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 an interest in earnings, profits and proceeds thereof as aforesaid, the intention hereby 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 thereon the words "in trust," or "upon condition," or "with limitations," or words of similar import, in accordance with the statute in this case made and provided.

And the said grantor hereby expressly waives and releases 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, their

In Witness Whereof, the grantor S aforesaid have hereunto set hand S and

seal this 22ND day of MARCH 1979 Ronald B. Phemister (SEAL) Bonnie B. Phemister (SEAL)

STATE OF Illinois I, Lois C. Bishop, Notary Public in and for said COUNTY OF Cook ss. Ronald B. Phemister and Bonnie B. Phemister, his wife,

personally appeared to be the same person S whose name S are subscribed to the foregoing instrument, appeared in person and acknowledged that they are free and voluntary act, for the uses and purposes therein set forth, including the

seal this 22ND day of MARCH A.D., 1979 Lois C. Bishop Notary Public

My Commission Expires April 26, 1982

American National Bank and Trust Company of Chicago Box 221

215 W. Eugenie St. Chicago IL For information only insert street address of above described property.

This Instrument Prepared By: Lois C. Bishop

10.00

CITY OF CHICAGO REAL ESTATE TRANSACTION TAX DEPT. OF REVENUE APR-4 '79 160.00

24 908 521

Office

1973 M/G RNTY 131929 6M

UNOFFICIAL COPY

COOK COUNTY, ILLINOIS
FILED FOR RECORD

APR 6 '79 9 00 AM

William R. Shaw
RECORDER OF DEEDS

*24908521

Property of Cook County Clerk's Office

Return Deed To:

Box 15

Robert J. Best

One IBM Plaza

Chicago, Ill. 60611