

DEED IN TRUST

24 908 874

Form 191 Rev. 11-71

The above space for recorder's use only

THIS INDENTURE WITNESSETH, THAT THE GRANTORS, Morris Aron, Susan L. Aron, Ben Gerstman and Century 21-Aron Real Estate, Inc. of the County of Cook and State of Illinois, for and in consideration of the sum of Ten and No/100's Dollars (\$10.00), in hand paid, and of other good and valuable considerations, receipt of which is hereby duly acknowledged, Convey and Warrant 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 19th day of March 1979, and known as Trust Number 46065, the following described real estate in the County of Cook and State of Illinois, to wit:

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Lot 27 in Block 1 in Dempster-Crawford Manor, a subdivision of the part of the North West 1/4 of Section 23, Township 41 North, Range 13, East of the Third Principal Meridian, lying West of East Prairie Road (except the South 17-1/2 chains) as per plat recorded as Document 9025818 in Cook County, Illinois.

This Instrument Prepared by: Ronald M. Lake 180 North LaSalle Street - Suite 1020 Chicago, Illinois 60601

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, profit and subdivide said real estate or any part thereof, to dedicate parks, streets, highways or alleys to traffic, any subdivision or part thereof, and to transfer, do 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 successors in trust and to grant to such successor or successors in trust 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 lease to commence in present or in future, and upon any terms and for any period of time, not exceeding in the case of any single demise the term of 99 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, along with 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 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 other rights 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 do all that said Trustee 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 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 said 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 permitted 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. (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 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 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 answering 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, 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 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 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 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 is hereby declared to be personal, 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 public records any 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 provisions of this deed.

And the said grantors hereby expressly waive, release, and discharge, and agree to hold harmless, defend, indemnify and hold the said Trustee, its agents and attorneys, its successors and assigns, its heirs, executors, administrators, assigns, and assigns, from and against any and all claims, damages, losses, costs and expenses, including reasonable attorneys' fees, that may be asserted against or incurred by the said Trustee, its agents and attorneys, its successors and assigns, its heirs, executors, administrators, assigns, and assigns, in connection with the execution, delivery, recording, filing for record, or enforcement of this deed, or with respect to the real estate hereunder, in any way, in and to all of the real estate above described.

In Witness Whereof, the grantors have hereunto set their

seal S this 20th day of March 1979. [Signatures of Morris Aron, Susan L. Aron, Ben Gerstman, and Century 21-Aron Real Estate, Inc.]

STATE OF Illinois, Ronald M. Lake, a Notary Public in and for said County of Cook, do hereby certify that Morris Aron, Susan L. Aron, Ben Gerstman and Century 21-Aron Real Estate, by its President, Ben Gerstman

same person S whose name S subscribed to the foregoing instrument, they acknowledged that they signed, sealed and delivered the instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and discharge of the signs of Homestead. seal this 20th day of March, A.D., 1979.

My commission expires May 28, 1981. [Signature of Ronald M. Lake, Notary Public]

MAIL TO: American National Bank and Trust Company of Chicago 33 N. LA SALLE CHGO, ILL.

For information only insert street address of above described property.

THIS SPACE FOR ATTORNEY GENERAL'S SIGNATURE UNDER THE PROVISIONS OF PARAGRAPH SECTION 9A, REAL ESTATE TRANSFER TAX ACT.

DATE: 3/20/79

24 908 874

Document Number

UNOFFICIAL COPY

COOK COUNTY, ILLINOIS  
FILED FOR RECORD

APR 6 '79 10 45 AM

*William H. Blum*  
RECORDER OF DEEDS

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Property of Cook County Clerk's Office

END OF RECORDED DOCUMENT