

UNOFFICIAL COPY

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DEED IN TRUST
QUIT CLAIM
24 933 890
10.00
The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor EILEEN I. WEISBROD, a widow and not since remarried of the County of Cook and State of Illinois for and in consideration of Ten and no/100 (\$10.00) dollars, and other good and valuable considerations in hand paid, Conveys and Quit Claims 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 April, 1979, known as Trust Number 34945, the following described real estate in the County of Cook and State of Illinois, to-wit:

See Rider attached hereto.

Mark R. Rosenbaum
Recorder for Deeds

COOK COUNTY, ILLINOIS
FILED FOR RECORD
APR 25 '79 2 26 PM

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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 the trustee to subdivide and resubdivide the real estate or any part thereof; to dedicate parks, streets, highways or alleys and to vacate 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 donate, 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 lease 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 to execute grants of easements or charges of any kind; to release, convey or execute contracts respecting the manner of fixing the amount of present or future rents, to execute grants of easements or charges of any kind; to release, convey or assign any right, title or interest in or about or easement 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 purposes and 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 in 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 purchase 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 the validity 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 delivery thereof 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 and (c) that the trustee was duly authorized and empowered to execute and deliver every 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, avails 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 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 releases any and all right to 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 aforesaid has hereunto set her hand and seal this 23rd day of April, 1979.

(SEAL) EILEEN I. WEISBROD (SEAL)

THIS INSTRUMENT PREPARED BY MARK R. ROSENBAUM, Suite 2110, 130 East Randolph Drive, Chicago IL 60601.

State of Illinois)
County of Cook) ss. I, Aphrodite Papajohn, a Notary Public in and for said County of the state aforesaid, do hereby certify that Eileen I. Weisbrod, a widow and not since remarried

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 signed, sealed and delivered the said instrument as her 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 notarial seal this 25th day of April, 1979.



Aphrodite Papajohn
Notary Public

EXCHANGE NATIONAL BANK OF CHICAGO
Box 132
4401 W. 26th St., Chicago IL
For information only insert street address of above described property.
ADDRESS OF GRANTEE: LA SALLE AND ADAMS
CHICAGO, ILL. 60690

Leibling, Uciell + Hamner
Attorneys
Suite 2110 Prudential Plaza 130 E. Randolph St. Chgo. Ill.

This transfer is exempt from the City of Chicago Transaction Tax Ordinance under Section 200.1-2 B6(e) of said Ordinance.

This transfer is exempt from the Illinois Real Estate Transfer Tax Act by reason of Section 4(e) of said Act.

Mark R. Rosenbaum
Date 4/23/79

Mark R. Rosenbaum
Date 4/23/79

24 933 890
060 890

16-9

RIDER TO QUIT CLAIM DEED IN TRUST

From Eileen Weisbrod to Exchange National Bank of Chicago, as Trustee under a Trust Agreement dated 4/18/79, and known as Trust Number 34945

A PARCEL OF LAND IN THE NORTH EAST 1/4 OF THE SOUTH WEST 1/4 OF SECTION 27, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, CONSISTING OF THAT PART OF LOTS 1 TO 19 INCLUSIVE, IN LAWDALE INDUSTRIAL DISTRICT, BEING A SUBDIVISION IN THE NORTH EAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 27, AFORESAID, TOGETHER WITH THAT PART OF THE EAST 620.41 FEET OF THE WEST 860.41 FEET OF SAID NORTH EAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 27; TAKEN AS A TRACT AND DESCRIBED AS:

LYING SOUTH OF THE SOUTH LINE OF WEST 26TH STREET, BEING A LINE 40 FEET SOUTH OF (MEASURED AT RIGHT ANGLES) AND PARALLEL WITH THE NORTH LINE OF THE NORTH EAST 1/4 OF THE SOUTH WEST 1/4 OF SECTION 27, AFORESAID; LYING WEST OF THE WEST LINE OF SOUTH KOSTNER AVENUE, BEING A LINE 33 FEET WEST OF (MEASURED AT RIGHT ANGLES) AND PARALLEL WITH THE EAST LINE OF THE NORTH EAST 1/4 OF THE SOUTH WEST 1/4 OF SAID SECTION 27; LYING NORTH OF THE NORTH LINE OF THE SOUTH 7 ACRES OF THE NORTH EAST 1/4 OF THE SOUTH WEST 1/4 OF SECTION 27 (BEING THE SOUTH LINE OF LOTS 1, 2 AND 3 IN AFOREMENTIONED LAWDALE INDUSTRIAL DISTRICT SUBDIVISION); AND LYING EAST OF A LINE DESCRIBED BY THE FOLLOWING COURSES: BEGINNING AT A POINT ON THE SOUTH LINE OF WEST 26TH STREET 630.43 FEET (AS MEASURED ALONG SAID SOUTH LINE) EAST OF THE WEST LINE OF THE NORTH EAST 1/4 OF THE SOUTH WEST 1/4 OF SECTION 27; THENCE SOUTH 0 DEGREES 10 MINUTES 40 SECONDS EAST, 97.43 FEET TO THE NORTH FACE OF A ONE STORY BRICK BUILDING; THENCE NORTH 90 DEGREES WEST ALONG THE NORTH FACE OF SAID ONE STORY BRICK BUILDING, 1.29 FEET TO THE CENTER LINE OF A N-S BRICK WALL; THENCE SOUTH ALONG SAID CENTER LINE 17.77 FEET TO THE CENTER LINE OF AN E-W BRICK WALL; THENCE SOUTH 89 DEGREES 56 MINUTES EAST ALONG SAID CENTER LINE 13.04 FEET TO THE CENTER LINE OF A N-S BRICK WALL; THENCE NORTH 0 DEGREES 13 MINUTES 30 SECONDS EAST ALONG SAID CENTER LINE 17.77 FEET TO THE NORTH FACE OF A ONE STORY BRICK BUILDING; THENCE SOUTH 89 DEGREES 56 MINUTES 40 SECONDS EAST ALONG SAID DESCRIBED FACE OF ONE STORY BRICK BUILDING, 33.07 FEET TO THE CENTER LINE OF A N-S BRICK WALL; THENCE SOUTH 0 DEGREES 09 MINUTES 30 SECONDS WEST ALONG SAID CENTER LINE 18.30 FEET TO THE SOUTH FACE OF SAID BRICK WALL; THENCE NORTH 89 DEGREES 55 MINUTES 45 SECONDS WEST ALONG THE SOUTH FACE THEREOF, 0.52 FEET TO THE WEST FACE OF A BRICK WALL; THENCE SOUTH 0 DEGREES 13 MINUTES 50 SECONDS EAST ALONG THE WEST FACE OF SAID BRICK WALL, 524.64 FEET TO THE NORTH FACE OF A BRICK BUILDING; THENCE NORTH 89 DEGREES 46 MINUTES 00 SECONDS EAST ALONG THE NORTH FACE OF SAID BRICK BUILDING 0.52 FEET TO THE CENTER LINE OF A N-S BRICK WALL; THENCE SOUTH 0 DEGREES 03 MINUTES 30 SECONDS WEST ALONG SAID CENTER LINE 18.43 FEET TO THE CENTER LINE OF AN E-W BRICK WALL; THENCE SOUTH 89 DEGREES 42 MINUTES 40 SECONDS WEST ALONG THE CENTER LINE OF SAID WALL, 46.97 FEET TO THE CENTER LINE OF A N-S BRICK WALL; THENCE SOUTH 0 DEGREES 17 MINUTES 30 SECONDS EAST ALONG THE CENTER LINE OF SAID WALL, 199.94 FEET TO THE SOUTH FACE OF AN E-W BRICK WALL; THENCE SOUTH 89 DEGREES 45 MINUTES 30 SECONDS WEST ALONG THE SOUTH FACE, AFORESAID, 100.08 FEET TO THE CENTER LINE OF A N-S BRICK WALL; THENCE NORTH 0 DEGREES 07 MINUTES EAST ALONG LAST MENTIONED CENTER LINE 72.40 FEET TO THE CENTER LINE OF AN E-W BRICK WALL; THENCE SOUTH 89 DEGREES 47 MINUTES 40 SECONDS WEST ALONG THE CENTER LINE OF SAID E-W BRICK WALL, 50.14 FEET TO THE WEST FACE OF A BRICK BUILDING; THENCE SOUTH 0 DEGREES 13 MINUTES 30 SECONDS EAST ALONG THE WEST FACE OF SAID BRICK BUILDING AND ITS SOUTHERLY EXTENSION 369.14 FEET TO THE AFOREMENTIONED NORTH LINE OF THE SOUTH 7 ACRES OF THE NORTH EAST 1/4 OF THE SOUTH WEST 1/4 OF SAID SECTION 27; IN COOK COUNTY, ILLINOIS.

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