

UNOFFICIAL COPY

QUIT CLAIM DEED IN TRUST

1979 JUN 6 AM 11 01

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The above space for recorder's use only 71 u A --- Doc

THIS INDENTURE WITNESSETH, That the Grantor, Nancy A. Tragos, a spinster
of the County of Cook and State of Illinois
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 S and Quit Claim S
unto FORD CITY BANK AND TRUST CO., a banking corporation duly organized and existing under the laws of the State of Illinois, and duly
authorized to accept and execute trusts within the State of Illinois, as Trustee under the provisions of a certain Trust Agreement, dated the
9th day of May, 1979, and known as Trust Number 2773, the following
described real estate in the County of Cook and State of Illinois, to wit:

Lot 75 (except the North 15 feet) and Lot 74 (except the South 5 feet thereof) in Block 8 in Wilson P. Conover's Subdivision of Blocks 1, 7 and 8 in James Webb's Subdivision of the Southeast 1/4 of Section 14, Township 38 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.



THIS INSTRUMENT WAS PREPARED BY
EDWARD C. SWEGARD
7601 S. Cicero
Chicago, IL

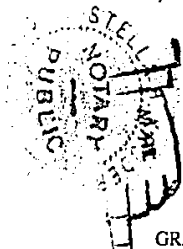
SUBJECT TO

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 sell, lease, mortgage, convey, assign, and otherwise dispose of the said real estate or any part thereof, to dedicate parks, streets, highways or alleys
and to vacate any subdivision or part thereof, and to execute all instruments as aforesaid, 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, to lease, to otherwise encumber said real estate, or any part thereof, in lease said real estate, or any part thereof, from
time to time, in possession or reversion, by leases to commence in present or future, and upon any terms and for any period or periods of time, not exceeding in the case of any single
lease 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 options to lease and to renew leases and options to purchase the whole or any part of the reversion and to contract
respecting the manner of fitting the amount of present or future rentals, to partition or to exchange and 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 concerning any part of 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 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, 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 that the terms of this trust have been complied with, or be obliged to inquire into the validity 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 to every deed, instrument, 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 instrument 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 hereunder, (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 and (d) if the conveyance is made to a successor or successors in trust, that such successor or successors in trust are 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 condition that neither Ford City Bank and Trust Co., 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 in or by or for or to their agents or attorneys, who 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 hereunder, 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 a real estate may be entered into by it in the
name of the trust beneficiaries under said Trust Agreement as their attorney-in-fact, hereby irrevocably appointed for such purposes, or as the executor of the Trustee, in its own name, as
Trustee of an express trust and individually and the Trustee shall have no obligation or liability 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, who sever 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 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 the earnings, avails and proceeds thereof as aforesaid, the intention being to vest in said Ford City
Bank and Trust Co. the entire legal and equitable title in fee 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 to encumber them, or
memorial, the words "in trust" or "upon condition," or words of similar import, in accordance with the statute in such case made and recorded, and said Trustee
shall not be required to produce the said Agreement or a copy thereof, or any extracts therefrom, as evidence that any transfer, charge or other dealing involving the registered lands is in
accordance with the true intent and meaning of the trust.
And the said grantor hereby expressly waives and releases any and all right or 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, Nancy A. Tragos hereunto set her hand a d
seal this 9th day of May, 1979

Nancy A. Tragos (SEAL)
(Seal) (Seal)

State of Illinois } I, Stella K. Kruder the undersigned a Notary Public in and for said County, in
County of Cook } SS. the state aforesaid, do hereby certify that Nancy A. Tragos, a
spinster



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 29th day of May, 19 79

Stella K. Kruder
Notary Public

MAIL TO: FORD CITY BANK AND TRUST CO.
7601 South Cicero Avenue
Chicago, Illinois 60652

6055 S. Spaulding
Chicago, IL

For information only (men street address of above described property)

Exempt under provisions of Paragraph e, Section 4,
Real Estate Transfer Tax Act.
Date 5/31/79
Buyer, Seller or Representative K. Kruder

24990771

This space for Affixing Rubbers and not Revenue Stamp

Document Number 24990771

END OF RECORDED DOCUMENT