

UNOFFICIAL COPY

DEED IN TRUST

24997630

Form 191 Rev. 11-71

The above space for recorder's use only

534971 17-02-7036

THIS INDENTURE WITNESSETH, THAT THE GRANTOR, JOSE ESCATE AND ISABEL ESCATE, of the County of Cook his wife, as joint tenants and State of Illinois, for and in consideration of the sum of TEN DOLLARS 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 14th day of March 19 79, and known as Trust Number 46023 the following described real estate in the County of Cook and State of Illinois, to wit:

The South 1/2 of Lot 17 in Circuit Court Partition of the West 1/4 acres of the South 91.07 acres of the North West 1/4 of Section 36, Township 40 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.

PTN: 13-36-113-024-0000

THIS DOCUMENT PREPARED BY
SMITH AND PETERMAN
7 S. Dearborn Suite 1126
Chicago, Illinois 60603
236-6314

1336113029

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 vacate any subdivision or part thereof, and to resubdivide 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 as a 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, 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 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, in contract to make leases and to grant easements or egress of any kind, to renew, correct or sustain any right, title or interest in or about or easement appurtenant to said real estate or any part thereof, and to deal with said real estate in 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 this trust, deed or said Trust Agreement, 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 or 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 hereunder; (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 is made upon the express understanding and conditions that neither American National Bank and Trust Company of Chicago, in its own right 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 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 for any or none of them, 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 by it in the name of the beneficiaries under said Trust Agreement as their attorney-in-fact, hereby irrevocably appointed for such purposes, 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 as 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 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 on 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 earnings, avails and proceeds thereof as aforesaid, the interest 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 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, and releases, any 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 S aforesaid ha VE hereunto set their hand S and seal, this 16th day of May 19 79.

JOSE ESCATE [SEAL] ISABEL ESCATE [SEAL]

STATE OF ILLINOIS) I, WILLIAM C. PETERMAN) Notary Public in and for said
County of COOK) do hereby certify that JOSE ESCATE
AND ISABEL ESCATE, his wife, as joint tenants

are the same person S whose name S are subscribed to the foregoing instrument, and that they are the person and acknowledged that they signed, sealed and delivered the same as their free and voluntary act, for the uses and purposes therein set forth, including the right of homestead.

Witness my hand and seal this 5th day of JUNE A.D., 19 79
William C. Peterman
Notary Public

My commission expires July 21, 1980

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CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
REPT OF
REVENUE DIVISION
1979
30-00

space for affixing Riders and Revenue Stamps
CANCELED BY THE CITY OF CHICAGO
JUN 14 1979
24997630

American National Bank and Trust Company of Chicago
Box 221
2031 N. Kedzie, Chicago, IL
For information only insert street address of above described property.

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UNOFFICIAL COPY

COOK COUNTY, ILLINOIS
FILED FOR RECORD

JUN 11 '79 9 06 AM

Andrew R. Wilson
RECORDER OF DEEDS

*24997630

Property of Cook County Clerk's Office

END OF RECORDED DOCUMENT