

QUIT CLAIM
~~WARRANTY~~ DEED IN TRUST

24 009 134

Exempt under provisions of Paragraph , Section 4,
Real Estate Transfer Tax Act.

1977 Date Buyer, Seller or Representative

THIS INDENTURE WITNESSETH That the Grantor, Annette S. Anast, a
spinster
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 ~~quit claim deed~~ other good and valuable considerations, receipt of which is hereby duly acknowledged, Convey S
and ~~Warranty~~ unto MIDWEST BANK AND TRUST COMPANY, a banking corporation duly organized and
existing as a banking corporation under the laws of the State of Illinois, and duly authorized to accept and
execute trusts with the State of Illinois, as Trustee under the provisions of a certain Trust Agreement, dated the
14th day of June, 1977, and known as Trust Number
77-06-2104, the following described real estate in the County of Cook and State
of Illinois, to-wit: See Rider Attached

This rider is attached to and forms part of a certain Quit
Claim Deed in Trust dated June 15, 1977 and executed by
Midwest Bank and Trust Company, as Trustee U/I/A 77-06-2104.

Lots 7 and 8 and the Northwesterly 20.0 feet of Lot in Block 4, together with the
Northeasterly 1/2 of the vacated alley lying Southwesterly of and adjoining and
accruing to said Lots 7 and 8 in Block 4, and also together with that part of the
North 1/2 of vacated Grove Street lying South of and adjoining said Lot 8 and said
Northwesterly 20.0 feet of Lot 9 in Block 4;

Lot 9, except the Northwesterly 20.0 feet thereof, and Lots 10 and 11 in Block 4,
together with that part of the North 1/2 of vacated Grove Street lying South of and
adjoining Lot 9, except the Northwesterly 20.0 feet thereof, and Lots 10 and 11
in Block 4; all in Arlington Heights Park Manor, being a Subdivision of the East 1/2
of the South East 1/4 of Section 32, and also the East 1/2 of the North East 1/4
(lying South of the Chicago and Northwestern Railroad formerly Illinois and Wisconsin
Railroad Company) of Section 32, Township 42 North, Range 11 East of the Third
Principal Meridian, according to the Plat thereof recorded April 29, 1926 as Document
Number 9257733, in Cook County, Illinois.***

65.42.16 CL

24 009 134

PROPERTY OF COOK COUNTY CLERK'S OFFICE

This instrument prepared by:
Anthony J. Diasio
Midwest Bank and Trust Company
1606 North Harlem Avenue
Elmwood Park, IL 60635
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 improve, manage, protect and to divide said real estate or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to consolidate 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 consultation, 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 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 years 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 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 by lease and the terms and provisions thereof at any time or times hereafter, to contract to make leases and to grant options to 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 using the amount of present or future rentals, in position or in exchange and real estate, or any part thereof, for other real or personal property, in great or small lots, or in 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 in deal with said real estate and every part thereof in all other ways and for such other considerations as it would be entitled 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 part dealing with said Trustee, or any successor in trust, in relation to said real estate, or in 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 subject to the application of any purchase money, rent or money borrowed or advanced on said real estate, or be obliged to see that the title of this estate or any part thereof is clear, 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, in making the Register 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 and 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, 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 trust, his or their predecessor in trust.

This conveyance is made upon the express understanding and condition that neither The Midwest Bank and Trust Company, 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 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 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 the name of the then beneficiaries under said Trust Agreement as their attorney-in-fact, hereby 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 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 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 hereof being to vest in said The Midwest Bank and Trust Company 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 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 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, aforesaid ha S hereunto set her hand and seal s this 15th day of June 19 77

Catherine J. Lombardi [SEAL] Annetto S. Anast [SEAL]

State of Illinois 1. Catherine J. Lombardi a Notary Public in and for said County, in the state aforesaid, do hereby certify that Annetto S. Anast is a spinster

Satisfied 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 use and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal this 20th day of June 19 77

Notary Public: Catherine J. Lombardi
1035 E. DuSable
402 S. Casswell
For information only insert street address of above described property.

Property of Cook County

63321161

This space for affixing Excise and Revenue Stamps

1700

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UNOFFICIAL COPY

MAIL TO:
MIDWEST BANK AND TRUST CO
1006 MADISON MARLEW AVE.
ELMWOOD PARK, ILL. 60635

JUL 12 2 37 PM '77
ILLINOIS
RECORDER

RECORDED
*24009134

Property of Cook County Clerk's Office

END OF RECORDED DOCUMENT