

DEED IN TRUST

24 020 950

INDEX OF DEEDS *24020950

Form 14 Short-Form No. Chicago 4444 July 20 2 37 PM '77 The above space for recorder's use only

THIS INDENTURE WITNESSETH, that the Grantor's CHARLES NESSEL AND MONICA NESSEL, HIS WIFE AND ELSIE NESSEL, A SPINSTER

of the County of Cook and State of Illinois for and in consideration of Ten (and other good and valuable considerations) Dollars, and other good and valuable considerations in hand paid, Convey andARRANT unto THE STEEL CITY NATIONAL BANK OF CHICAGO, a National Banking Association of Chicago, Illinois, as Trustee under the provisions of a trust agreement dated the 17th day of February 1971, known as Trust Number 840, the following described real estate in the County of Cook and State of Illinois, to-wit:

Lot 13 in Block 15 in South Lawn addition to Calumet City being a resubdivision of Blocks 5 to 16 both inclusive and vacated streets in Ingram's addition to Hegewisch, being a subdivision of the East 82.24 acres of the North West 1/4 of Section 7, Township 36 North, Range 15 East of the Third Principal Meridian, (except therefrom the right of way of the South Chicago and Southern Railroad Company and the right of way of the Hammond Belt Railroad Company) in Cook County, Illinois.

Subject to general taxes for the year 1976 and subsequent years and to special assessments for improvements not yet completed and also to building and building line and use or occupancy restrictions and conditions and conditions of record and zoning and building laws or ordinances, roads and highways if any.

TO HAVE AND TO HOLD the said premises with the appurtenances thereunto in anywise thereon and for the uses and purposes therein and in said trust agreement set forth.

Full power and authority is hereby granted to said trustee to execute, manage, protect and subdivide said premises or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to resubdivide said property as often as desired, to contract to sell, to grant options to purchase, to lease for any term, to convey either with or without consideration, to convey said premises 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 property, or any part thereof, to lease said property, 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, 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 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 fixing the amount of present or future rentals, to partition or to exchange so much of said property, or any part thereof, for other real or personal property, to grant easements or charges of any kind, to release, convey or assent in any right, title or interest in or about or easement appurtenant to said premises or any part thereof, and to deal with said property and any part thereof in all other ways and for such other considerations as it would be lawful for any person owning the same to do 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 in relation to said premises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on said premises, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the personality or solvency 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 in relation to said 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 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 terms, conditions and limitations contained in this indenture and in said trust agreement or in some amendment thereof and binding upon all beneficiaries hereunder, (c) that said trustee 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 have been 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.

The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings, profits and proceeds arising from the sale or 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, profits 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 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 grantors, hereby expressly waive, and release, 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, S, aforesaid have hereunto set their hands and seals, and seal, on this 10th day of June, 1977.

Charles Nessel (Seal) Elsie Nessel (Seal)
Monica F. Nessel (Seal)

Notary Public in and for said County, in the State of Illinois, do hereby certify that Charles Nessel and Monica Nessel, his wife, and Elsie Nessel are the persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as their 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 10th day of June, 1977.
Notary Public
My Commission expires Nov. 15, 1979

This deed prepared by David A. Winship, Jr., Attorney at Law, 901 Burlington Ave., Western Springs, Ill. 60558
STEEL CITY NATIONAL BANK
3030 East 92nd Street • Chicago, Illinois 60617

3067 134 613
LATER DATE 65-88-980 1 45-38-980

This space for affixing Index and Revenue Stamp

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24 020 950

GRANTOR'S ADDRESS

3030 East 92nd St, CHICAGO, ILL. 60617

END OF RECORDED DOCUMENT