



WARRANTY DEED IN TRUST

Form 91 R 1-76

The above space for recorder's use only

THIS INSTRUMENT WITNESSETH, That the Grantor Paul A. Lutter, a bachelor One IBM Plaza, Suite 3100, Chicago

of the County of Cook and State of Illinois for and in consideration of Ten and no/100 (\$10.00) quit claims Dollars, and other good and valuable considerations in hand paid, Conveys and Warrants unto the CHICAGO TITLE AND TRUST COMPANY, a corporation of Illinois, whose address is 111 West Washington Street, Chicago, Illinois 60602, as Trustee under the provisions of a trust agreement dated the 28th day of June 1977, known as Trust Number 1070113 the following described real estate in the County of Cook and State of Illinois, to-wit:

Lot 1 in Gryzik's Resubdivision of Lots 45, 46 and 47 in Block 6 in Wrightwood Avenue Addition to Chicago, a Subdivision of the Northwest Quarter (1/4) of the Southwest Quarter (1/4) of Section 28, Township 42 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

10.00

TO HAVE AND TO HOLD the said premises 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 premises or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to subdivide said property 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 said premises or any part thereof to a successor or successors in trust and to grant to such successor or successors as to 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 leases to commence in the 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 said property, 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 incident appurtenant to said premises or any part thereof, and to deal with said property and every part thereof in all other ways and for such other considerations as it should 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 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 that 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 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 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, and 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, and 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 some instrument thereof and binding upon all beneficiaries hereunder, or that said trustee was duly authorized and empowered to execute and deliver any such deed, trust deed, lease, mortgage or other instrument and all 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 seised with all the title, estate, rights, powers, authorities, duties and obligations of it, 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 form of annuity 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 annuity, annuity and proceeds thereof as aforesaid.

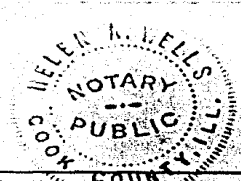
If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note the certificate of title or duplicate thereof, or memorial, the words "in trust", or "upon condition", or "with limitations", or words of similar import, in accordance with the Statute in such case made and provided.

And the said grantor hereby expressly waives, 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 has hereunto set his hand and seal this 29th day of June 1977

(Seal) Paul A. Lutter (Seal)

I, Helen A. Wells, a Notary Public in and for said County, in the state aforesaid, do hereby certify that Paul A. Lutter, a bachelor



personally known to me to be the same person whose name is subscribed in the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his 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 June 1977

Helen A. Wells Notary Public

Form 91 After recording return to: Chicago Title and Trust Company Box 533

5506 W. Drummond Place Chicago, Illinois For information only insert street address of above described property.

This document was prepared by Paul A. Lutter One IBM Plaza, Suite 3100, Chicago, Illinois 60611

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JUL 28 1977 Paul Lutter

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This space for Chicago Title and Revenue Stamp

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*Stedney K. ...*  
RECORDED OF DEEDS  
\*24038943

Property of Cook County Clerk's Office

END OF RECORDED DOCUMENT