

# UNOFFICIAL COPY

## DEED IN TRUST

24 039 873

The above space for recorder's use only

65-00-853

*Imn  
3  
Rec'd sup.*

THIS INDENTURE WITNESSETH, THAT THE GRANTOR, **KATHLEEN R. KARLO**, a spinster of the County of **Cook** and State of **Illinois**, for and in consideration of the sum of **Ten and no/100ths** ----- Dollars (\$**10.00**), in hand paid, and of other good and valuable considerations, receipt of which is hereby duly acknowledged, Convey with claims and with unto **AMALGAMATED TRUST & SAVINGS BANK**, an Illinois banking corporation as Trustee under the provisions of a certain Trust Agreement, dated the **eighteenth** day of **February** 19 **77**, and known as Trust Number **3214**, the following described real estate in the County of **Cook** and State of **Ill.**, to wit: Street address: **3523 Halsted**

*Chart C*

Legal description:  
**Lots 35, 36, 37 and 38 in Block 3 in McPherson and Allerton's Addition to Chicago, being a Subdivision of Block 25 in Canal Trustee's Subdivision of Section 33, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.**

10.00

TO HAVE AND TO HOLD the said real estate with the appurtenances, upon the trusts, and for the uses and purposes upon the limitations set forth in said Trust Agreement.

Full power and authority consistent with the above described Trust Agreement 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 and to vacate any subdivision or part thereof, and to redivide 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 said real estate or any part thereof to a successor or successors in trust and in 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, to lease said real estate, or any part thereof, from time to time, in possession or reversion, by leases 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 such 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 premises and to contract respecting the manner of doing the same of present or future rentals, in partition or in exchange said real estate, or any part thereof, for other real or personal property, to grant easements of the gas or any kind, to release, convey or sell any right, title or interest in or about or appurtenant to said real estate or any part thereof, and to deal in said real estate and therein in any and 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 in connection with said real estate or any part thereof, shall be obliged, required or compelled to see that the terms of this trust have been complied with, 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 of said county) relying upon or claiming under 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 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 or deed 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 Amalgamated Trust & Savings Bank 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, 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 thereof, 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 or made by it in the name of the then beneficiaries or 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 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 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, profits 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, profits and proceeds thereof, as aforesaid, the same being to vest in said Amalgamated Trust & Savings Bank, 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 to record 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, surrenders 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 of homesteads from sale on execution or otherwise.

In Witness Whereof, the grantor aforesaid has hereunto set her hand and seal this twelfth day of May 19 77

*Kathleen R. Karlo*  
**Kathleen R. Karlo**

**Garry Lakin**, a Notary Public in and for said County of **COOK**, in the State aforesaid, do hereby certify that **Kathleen R. Karlo**,

a spinster, is the same person whose name is subscribed to the foregoing instrument, appeared before me in person and acknowledged that she executed the same 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 twelfth day of May A.D., 19 77

*Garry Lakin*  
**Garry Lakin**, Notary Public

My commission expires 10/3/77

I hereby declare this Deed represents a transaction exempt under the provisions of Paragraph E, Section 4 of the Real Estate Transfer Tax Act.

This space for affixing Ritters and Revenue Stamps

Signed: *Garry Lakin*

Dated: 11/16/77

24 039 873

**Amalgamated Bank**  
 100 S. STATE ST.  
 CHICAGO, ILL. 60603  
 Attention: TRUST DEPARTMENT

This instrument prepared by  
**Garry Lakin**,  
 55 E. Monroe, Suite 4100,  
 Chicago, Illinois 60603

BOX 533

UNOFFICIAL COPY

COOK COUNTY, ILLINOIS  
FILED FOR RECORD

AUG 2 2 42 PM '77

*Edw. H. Schen*  
RECORDER OF DEEDS

\*24039873

Property of Cook County Clerk's Office

CHICAGO TITLE AND TRUST COMPANY  
Name: 111 WEST WASHINGTON  
Address: CHICAGO, ILLINOIS 60602 . 7398  
City: ATTN: La. Vera Torres 533  
Form 104 R 5/72



END OF RECORDED DOCUMENT