

UNOFFICIAL COPY

DEED IN TRUST

Form 191 Rev. 11-71

24 054 970
The above space for recorder's use only

65-56-861 R

THIS INDENTURE WITNESSETH, THAT THE GRANTORS, **WILLAMAE KENNEDY and CHARLES KENNEDY, her husband** 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 hand paid, and of other good and valuable considerations, receipt of which is hereby duly acknowledged, Convey and ~~grant~~ 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 on **14th** day of **July** 19**77**, and known as Trust Number **40872**, the following described real estate in the County of **Cook** and State of **Illinois**, to wit:

LOTS 42 AND 43 IN CUMMINGS GARFIELD BOULEVARD ADDITION A SUBDIVISION OF LOT 2 IN BLOCK 3 AND LOT 2 IN BLOCK 4 IN CIRCUIT COURT PARTITION A SUBDIVISION OF THE WEST 1/2 OF THE SOUTH WEST 1/4 OF SECTION 14, TOWNSHIP 29 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

24 054 970

THIS INSTRUMENT PREPARED BY
STEPHEN R. CHESLER

55 E. MONROE ST. CHICAGO, ILL.
I hereby declare that the attached deed represents a transaction exempt under provisions of Paragraph 3, Section 4, of the Real Estate Transfer Tax Act, and Paragraph e, Section 200.1-2B6 of the Chicago Transaction Tax Ordinance.

TO HAVE AND TO HOLD the said real estate with the appurtenances, upon the trust, and for the use and purposes herein and in said Trust Agreement set forth.

Full power and authority is hereby granted to said Trustee to improve, manage, protect a subdivided said real estate or any part thereof, to dedicate parks, streets, highways or alleys 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 to any 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, power and authorities vested in said Trustee, in demise, to dedicate, to mortgage, lease 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 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 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 use and to amend, change or modify leases and the terms and provisions thereof at any time or times hereafter, 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 appurtenant to said real estate or any part thereof, and to deal with said real estate and 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, better, tinlier 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 the deed, if it has been complied with, or be obliged to insure the authority, necessity or expediency of any act of said Trustee, or be obliged or privileged to interfere 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 acting 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 thereto, if any, and binding upon all beneficiaries hereunder, (c) that the 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, 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 settling 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 in 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 Trustee or 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 express trust and not fiduciary (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 whatsoever 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 earnings, avails and proceeds thereof as aforesaid. No intention hereof being to sell in said American National Bank and Trust Company of Chicago the entire legal and equitable title fee simple, in and to all of the real estate above described.

If the title in 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 the said grantor **S** hereby expressly waives and release 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.

WITNESS Whereof, the grantor **S** aforesaid has **VE** hereto set **their** hands and

in presence of **14th** day of **July** 19**77**
Charles Kennedy [SEAL] **Willamae Kennedy** [SEAL]
 SIGN [SEAL] [SEAL]

STEPHEN R. CHESLER
 STATE OF **Illinois** } I, **Stephen R. Chesler**, a Notary Public in and for said
 COUNTY OF **Cook** } **Cook** County, in the State aforesaid, do hereby certify that
WILLAMAE KENNEDY and CHARLES KENNEDY, her husband

personally appeared before me, the same person **S** whose names **are** subscribed to the foregoing instrument, appeared before me this **14th** day of **July** 19**77** and acknowledged that **they** signed, sealed and delivered the foregoing instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the homestead.

Notary Public
 My commission expires **14th** day of **July** A.D. 19**77**
STEPHEN R. CHESLER

American National Bank and Trust Company of Chicago
 Box 221 746
800-802 S. Independence Avenue
3807-11 West Polk
Chicago, Illinois 60624
 For information only insert street address of above described property.

16-14-314-035

This space for Adjoining Owners and Revenue Stamp

10.00

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UNOFFICIAL COPY

COOK COUNTY ILLINOIS
FILED FOR RECORD

AUG 11 3 04 PM '77

William H. Wilson

RECORDER OF DEEDS

*24054970

Property of Cook County Clerk's Office

ST 024 817

END OF RECORDED DOCUMENT