

# UNOFFICIAL COPY

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## DEED IN TRUST

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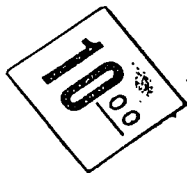
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THIS INDENTURE WITNESSETH, THAT THE GRANTOR, Kathleen R. Karlo, a spinster, of the County of Cook and State of Illinois, for and in consideration of the sum of TEN AND NO/100THS Dollars (\$10.00), in hand paid, and of other good and valuable considerations, receipt of which is hereby duly acknowledged, conveyed and quit claims and Warranty unto AMALGAMATED TRUST & SAVINGS BANK, an Illinois banking corporation as Trustee under the provisions of a certain Trust Agreement, dated the first day of August 19 77, and known as Trust Number 3296, the following described real estate in the County of Cook and State of Ill., to wit: Street address: 5062 North Lincoln Avenue

10.00

Legal description: Lot 9 in Brunton's Subdivision of Lots 13, 14 and 15 in Bowman's 2nd Subdivision in Bowmanville in the East 1/2 of the South East 1/4 of Section 12, Township 40 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois



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 substitute said real estate in any part thereof, to dedicate, lease, convey, improve or otherwise and to make any substitution or part thereof, and to resubdivide said real estate as often as desired, to contract to sell, to grant options to purchase, to sell or 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 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, to pledge or in any manner to encumber said real estate or any part thereof, to lease said real estate, or any part thereof, from time to time, in possession or otherwise, for years or for life, and upon any terms and for any period or periods of time, and to execute and to deliver, to execute and to deliver, in the case of any single lease the term of 99 years, and to execute and to deliver any lease or leases upon any terms and for any period or periods of time, and to execute, 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 to acquire the premises, or the whole or any part thereof, or any interest therein, or to partition or to partition or to exchange said real estate, or any part thereof, for other real or personal property, to grant easements or charges of any kind, to release, to release or to assign any right, title or interest in or about or connected with or pertaining 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 possessing 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 to whom said real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged for 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 to be obliged 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 prohibited to monitor 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 any such mortgage, lease or other instrument; (c) that at the time of the delivery hereof the trust created by this Indenture and by said Trust Agreement was in full force and effect, (d) 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 all amendments thereof, if any, and binding upon all be obligated thereunder, (e) 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 all that 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.

This conveyance is made upon the express understanding and conditions that notice of Amalgamated Trust & Savings Bank individually or as Trustee, but its successor or successors in trust shall incur any personal liability or be obligated to pay claim, judgment or charges for anything it or they or its or their agents or attorneys may do or about the said real estate or under the provisions of this deed or said Trust Agreement or any amendment thereof, or for injury to person or property happening in or about said real estate, and all such liability being hereby expressly waived and released by the said Trustee or any successor or successors in trust, 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 of the same; and 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, profits and proceeds arising from the sale or any other disposition of said real estate, and such interest is to be paid to the persons and in the manner herein provided, 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 herein provided; the interest hereof being to rest 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 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, releases and relieves, any and all right or benefit under and by virtue of, and all statutes of the State of Illinois, providing for exemption of homestead from sale on execution or otherwise.

In Witness Whereof, the grantor, aforesaid, has hereunto set her hand and seal, this 16th day of September 1977.

KATHLEEN R. KARLO

Garry Lakin, Notary Public in and for said County of Cook, Illinois, do hereby certify that Kathleen R. Karlo, a spinster,

personally known to me to be the same person whose name is she, subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she delivered the said instrument as her free and voluntary act, for the uses and purposes therein expressed, including the release and waiver of the right of homestead.

GIVEN under my hand and notarial seal this 16th day of September 1977.

Mr. commission expires 10/3/81  
Mail to: GARRY LAKIN  
55 E. MONROE ST #4100  
CHICAGO, IL 60603  
Attention: TRUST DEPARTMENT

This instrument prepared by & to be mailed to: GARRY LAKIN, 55 E. Monroe, Suite 4100, Chicago, Illinois 60603.

RETURN TO BOX 634

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

Signed: Garry Lakin

Dated: 10/28/77

24187652

END OF RECORDED DOCUMENT