

UNOFFICIAL COPY

Handwritten initials: JC, AH, and a signature.

24 388 707

12 002

This Indenture Witnesseth, That the Grantor,

Phyllis Kreuz, divorced and not since remarried

of the County of Cook and State of Illinois, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00), in hand paid, and of other good and valuable considerations, receipt of which is hereby duly acknowledged, Convey and Warranty unto CENTRAL NATIONAL BANK IN CHICAGO, a corporation duly organized and existing as a national banking association under the laws of the United States of America, and duly authorized to accept and execute trusts within the State of Illinois, as Trustee under the provisions of a certain Trust Agreement, dated the 16th day of March 1978, and known as Trust Number 23092, the following described real estate in the County of Cook and State of Illinois, to-wit:

66-07-521C

Those parts of Lots 1 to 12 both inclusive in First Addition to Pacesetter Gardens Harry M. Quinn Memorial Subdivision being a subdivision of part of the South East fractional quarter of Section 32, Township 37 North, Range 14, East of the Third Principal Meridian, lying South of the Indian Boundary Line according to the plat thereof recorded June 17, 1960 as document 17884609 in Cook County, Illinois, described as follows:

STUB
said
there
as de
real e
power
to fea
upon
exten
at an
whole
excha
or ac
estate
with
estate
to the
trust
to wit
by an
legis
delive
instru
in all
action
made
the tr
or an
for an
Deed
such I
conter
in fact,
not in
far as
and co
of then
hereby
as such
blank li
in the
import
of the
It
seal
Addre

1. North 30 feet of Lot 1
2. South 20 feet of North 50 feet of Lot 1
3. South 20 feet of North 70 feet of Lot 1
4. South 20 feet of North 110 feet of Lot 1
5. Lot 1 except the North 110 feet thereof
6. South 20 feet of North 50 feet of Lot 2
7. South 20 feet of North 70 feet of Lot 2
8. South 20 feet of the North 130 feet of Lot 2
9. South 20 feet of North 150 feet of Lot 2
10. Lot 2 except the North 150 feet thereof
11. South 20 feet of North 50 feet of Lot 3
12. South 20 feet of North 70 feet of Lot 3
13. South 20 feet of North 90 feet of Lot 3
14. South 20 feet of North 110 feet of Lot 3
15. South 20 feet of the North 130 feet of Lot 3
16. South 20 feet of the North 150 feet of Lot 3
17. South 20 feet of the North 50 feet of Lot 4
18. South 20 feet of North 150 feet of Lot 4
19. South 20 feet of North 110 feet of Lot 5
20. South 20 feet of North 150 feet of Lot 5
21. Lot 5 except the North 150 feet thereof
22. South 30 feet of Lot 6

24 388 707

24 388 707

Property of Cook County Clerk's Office

UNOFFICIAL COPY

In
seal
Address
CENT
120 S.
Chicago
Comm
1360

21. Lot 5 except the North 150 feet thereof
22. South 30 feet of Lot 6
23. North 20 feet of South 50 feet of Lot 6
24. North 20 feet of South 90 feet of Lot 6
25. North 20 feet of South 130 feet of Lot 6
26. North 20 feet of South 150 feet of Lot 6
27. Lot 6 except the South 150 feet thereof
28. South 30 feet of Lot 7
29. North 20 feet of South 50 feet of Lot 7
30. North 20 feet of South 70 feet of Lot 7
31. North 20 feet of South 150 feet of Lot 7
32. North 30 feet of Lot 8
33. South 20 feet of North 50 feet of Lot 8
34. South 20 feet of North 70 feet of Lot 8
35. South 20 feet of North 90 feet of Lot 8
36. South 20 feet of North 130 feet of Lot 8
37. Lot 8 except the North 150 feet thereof
38. North 30 feet of Lot 9
39. South 20 feet of North 50 feet of Lot 9
40. South 20 feet of North 70 feet of Lot 9
41. South 20 feet of North 90 feet of Lot 9
42. South 20 feet of North 110 feet of Lot 9
43. South 20 feet of North 130 feet of Lot 9
44. Lot 9 except the North 150 feet thereof
45. South 20 feet of North 70 feet of Lot 10
46. South 20 feet of North 150 feet of Lot 10
47. Lot 10 except the North 150 feet thereof
48. South 20 feet of the North 50 feet of Lot 11
49. South 20 feet of North 90 feet of Lot 11
50. South 20 feet of North 110 feet of Lot 11
51. South 20 feet of North 130 feet of Lot 11
52. North 30 feet of Lot 12
53. South 20 feet of North 50 feet of Lot 12
54. South 20 feet of North 70 feet of Lot 12
55. Lot 12 except the North 70 feet thereof

18 707

24 388 707

Property of Cook County Clerk's Office

Handwritten initials: JC 2/21/48

66-07-531C
Property of Cook County

100

of the
of the
in ha
to
trust
day
the
and

Exempt under provisions of Paragraph 1, Section 1
of the Illinois Real Property Tax Act.

SUBJECT TO

Date in favor of Seller or Representative

TO HAVE AND TO HOLD the said real estate with the appurtenances, unto the trust, 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 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 lease, 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 said 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 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 such lease 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 real estate, or any part thereof, for other real or personal property, to grant easements of all kinds, to release, convey or assign any right, title or interest in or about or easement 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 a 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 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 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 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 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, mortgage or other instrument and (d) if the above recited 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 condition that neither Central National Bank in Chicago, its officials 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 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 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 by it in the name of the then 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 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 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 the earnings, avails and proceeds thereof as aforesaid, the intention hereof being to vest in said Central National Bank in Chicago 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 waive, release 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 aforesaid has hereunto set her hand, and seal, this 21st day of March 1948.

Phyllis Sherry [SPAL]

Address of Grantee:
CENTRAL NATIONAL BANK IN CHICAGO [SPAL]
120 South LaSalle Street [SPAL]
Chicago, Illinois 60603 [SPAL]

Common Address:
13604 - 13736 Lowe Avenue, Riverdale, IL.

24 388 707

UNOFFICIAL COPY

STATE OF ILLINOIS }
COUNTY OF COOK } ss. Andrew P. Thomas

a Notary Public in and for said County, in the State aforesaid, do hereby certify that
Phyllis Kreuz, divorced and not since remarried

_____ is
personally known to me to be the same person whose name _____
subscribed to the foregoing instrument, appeared before me this day in person and
acknowledged that _____ she _____ signed, sealed and delivered the said instrument
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 4th day of
April A. D. 1978

Andrew P. Thomas
Notary Public

My commission expires 24 July, 1979

RECORD
APR 4 2 31 PM '78

NOTARY PUBLIC
COOK COUNTY, ILLINOIS
*24388707

TRUST NO. BOX 533

Deed in Trust

WARRANTY DEED

TO
CENTRAL NATIONAL BANK
IN CHICAGO

TRUSTEE

Box 533
Maudie
Andrew P. Thomas
120 S. La Salle St.
Chicago, Ill
60603

FORM 507-012

END OF RECORDED DOCUMENT