

APR 07 66-16-385R

24394056

This Indenture Witnesseth, That the Grantor, s...INGVAR

E. WIKSTROM and ALFHILD G. WIKSTROM, and duly authorized to transact business in the State of Illinois for and in consideration of TEN and no/100 (\$10.00) and other good and valuable consideration... Dollars, and pursuant to authority... of said corporation, Conveys and Warrants unto COMMUNITY BANK & TRUST COMPANY OF EDGEWATER, a corporation duly organized and existing as a state banking association under the laws of the State of Illinois, 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 6th day of April 1978, and known as Trust Number 78-03-064 the following described real estate in the County of Cook and State of Illinois, to-wit:

Lot 166 and the East half of Lot 165 in the subdivision of Lot 95 in McGuire and Orr's Ridge Boulevard Addition to Rogers Park, in the North West quarter of Section 31, Township 41 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

THIS INSTRUMENT WAS PREPARED BY

77 W. Washington St., Chicago, Ill. 60602



SUBJECT TO general taxes for 1977 and subsequent years.

TO HAVE AND TO HOLD the said real estate 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 real estate or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to resubdivide 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 successors 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, 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 leases and to grant options to renew leases and 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 or charges of any kind, to release, convey or assign any right, title or interest in or about or adjacent 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, 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 and Trustee, or any successor in trust, be obliged to see to the application of any purchase money, rent or money in, to or advanced on said real estate, or be obliged to see that the terms of this deed or trust have been complied with, or be obliged to inquire into the terms, 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, (b) 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, (c) 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 hereunder, (d) 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 (e) 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 condition that neither Community Bank & Trust Company of Edgewater, 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 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 in the name 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, yields 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, yields and proceeds thereof as aforesaid, the intention hereof being to vest in said Community Bank & Trust Company of Edgewater 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 said Trustee shall not be required to produce the said Agreement or a copy thereof, or any extracts therefrom, as evidence, that any transfer, charge or other dealing involving the registered lands is in accordance with the true intent and meaning of the trust.

aforesaid have hereunto set their hands and seals.

In Witness Whereof, said grantors have caused this instrument to be signed to be signed to these presents by its President, and attested by its Secretary, this 6th day of April, A. D. 1978.

Handwritten signatures of Ingvar Wikstrom and Alfhild G. Wikstrom.

RECORDED: RECEIVED: (Administrative stamps)

1 HEREBY DECLARE THAT THE ATTACHED DEED REPRESENTS A TRANSMISSION EXEMPT FROM TAXATION UNDER THE CHICAGO TRANSMISSION TAX ORDINANCE BY PARAGRAPH (S) OF SECTION 200.1-286 OF SAID ORDINANCE.

Exempt under provisions of Paragraph Real Estate Transfer Tax Act. Section 24394056

UNOFFICIAL COPY

STATE OF _____)
COUNTY OF _____) ss.

a Notary Public in and for said County, in the State aforesaid, do hereby certify that personally known to me to be the _____ President of the _____ corporation, and _____ personally known to me to be the _____ Secretary of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such _____ President and _____ Secretary they signed and delivered the said instrument as _____ President and _____ Secretary of said corporation, and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority, given by the Board of _____ of said corporation as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this _____ day of _____ A. D. 19_____

STATE OF ILLINOIS)
County of C O O K) ss:

I, Benjamin Davidow, a Notary Public in and for said County, in the state aforesaid, do hereby certify that INGVAR E. WIKSTROM and ALFHILD G. WIKSTROM, his wife, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as their 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 6th day of April, 1978

Benjamin Davidow
Notary Public



REGISTRAR OF DEEDS
#24394056

APR 7 3 10 PM '78

BOX

TRUST NO. _____

Deed in Trust

WARRANTY DEED
(CORPORATE GRANTOR)

TO
COMMUNITY BANK & TRUST COMPANY
OF EDGEWATER
TRUSTEE

Handwritten signature

COMMUNITY BANK & TRUST COMPANY
OF EDGEWATER

5340 North Clark Street Chicago, Illinois 60640

TR 101C FORM 1964S BANKERS INC.

END OF RECORDED DOCUMENT