

UNOFFICIAL COPY

67-61-838

DEED IN TRUST
88-PARCEL A
Form 101 Rev. 11-71

EW (8)

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The above space for recorder's use only

THIS INDENTURE WITNESSETH, THAT THE GRANTOR,
Helen M. Karkut, a spinster
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 S
and WARRANT 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 the 29th day of May 19 79, and known as Trust Number 46628,
the following described real estate in the County of Cook and State of Illinois, to wit:
See Exhibit A attached hereto and made a part hereof.

12^{NO}

Exempt under the provisions of
Paragraph 4 E of the Real Estate
Transfer Tax Act.

WHEN RECORDED RETURN TO:
Box 679 BHB

THIS DOCUMENT PREPARED BY:

Barry H. Brantman 3/21/80
Buyer's Attorney Date

HERBERT J. LINN
PEDERSEN & HOUP
180 N. LA SALLE STREET
CHICAGO, ILLINOIS 60601

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

Full power and authority is hereby granted to said Trustee to improve, manage, protect and sell said real estate or any part thereof, to dedicate, locate, street, highway or alley to locate any subdivision or part thereof, and to resubdivide said real estate or any part thereof, 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 to grant to such successor or successors in trust all of the title, estate, powers and authority vested in said Trustee, to consent, to consent, 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 the present or in the 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 upon any terms and for any period or periods of time, as 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 premises and in contract involving the measure of filing the same 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 appurtenant to said real estate or any part thereof, and to deal with said real estate and any 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, or as differed 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 any part thereof, be deemed to have been notified by said Trustee, or any successor in trust, of the application of any curative power, title or money borrowed or advanced on said real estate, or be obliged to see that the terms of this Trust Agreement are 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 locate, in 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 or by 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, 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 abiding upon all beneficiaries hereunder, (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) that such 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 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 anything it or he 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 thereof, or for failure to perform or to perform in or about the said real estate, and all such liability being hereby expressly waived and released, and the contract, obligation or indebtedness incurred or incurred into by the Trustee in connection with said real estate may be entered into by it in the name of the said beneficiary hereunder under said Trust Agreement at their attorney-in-fact, hereby irrevocably appointed for such purposes, or at the election of the Trustee, in its own name, as Trustee of the 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 personal and corporate liabilities and whatever 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 of 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 interest hereof being in trust in said American National Bank and Trust Company of 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 waives and releases any and all rights or benefits 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.

In Witness Whereof, the grantor, aforesaid, has S hereunto set her hand and seal this 17th day of July 19 79
[SEAL] Helen M. Karkut [SEAL]
HELEN M. KARKUT [SEAL]

STATE OF ILLINOIS Sherri Ries a Notary Public in and for said
COUNTY OF COOK County, in the State aforesaid, do hereby certify that
HELEN M. KARKUT, 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 signed, sealed and
delivered the said instrument as her free and voluntary act, for the purposes and in the manner set forth, including the
release and waiver of the right of homestead.
GIVEN under my hand and notarial seal this 20th day of July A.D. 19 80

9/28/83
My commission expires

Name Chicago Title & Trust Co. Attn: Mgr. Byron
Address 111 W. Washington
Chicago, IL 60662

This space for affixing Notary and Recording Stamps

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Document Number

EXHIBIT A

That part of the East 700 feet of the West three quarters of the South West Quarter of Section 4, Township 42 North, Range 11 East of the Third Principal Meridian, and that part of Lot "C" in Buffalo Grove Unit Number 7, being a subdivision in Sections 4 and 5, Township 42 North, Range 11 East of the Third Principal Meridian, described as commencing at the most southerly South East corner of said Lot "C", and running thence westerly along the South line of said Lot, 110.0 feet; thence northerly along a lot line of said Lot "C" 40.0 feet; thence westerly along the South line of Lot "C" 10.0 feet to the point of beginning of this description, said point of beginning being a point at the intersection of the South line of said Lot "C" with a line 120.0 feet West of and parallel with the most southerly East line of Lot "C"; thence West along a South line of Lot "C" 634.62 feet to the South West corner thereof, said South line of Lot "C" is assigned a bearing of North 89 degrees 58 Minutes 41 Seconds West for the purpose of this description; thence North 00 degrees 00 Minutes 30 Seconds East along the West line of said Lot "C" 520.41 feet to a westerly corner of Lot "C"; thence North 90 degrees 00 Minutes 00 Seconds East along the northerly line of Lot "C" also being a southerly line of Lot "B" in said Buffalo Grove Unit Number 7 Subdivision, 361.50 feet to the most easterly South East corner of Lot "B" aforesaid; thence North 00 Degrees 00 Minutes 00 Seconds East along the most easterly line of Lot "B" aforesaid, also being a West line of said Lot "C" 255.0 feet; thence North 90 Degrees 00 Minutes 00 Seconds East 172.43 feet; thence South 45 Degrees 00 Minutes 00 Seconds East 57.35 feet; thence North 44 Degrees 58 Minutes 27 Seconds East 12.17 feet; thence South 45 Degrees 08 Minutes 33 Seconds East 59.85 feet; thence North 44 Degrees 58 Minutes 27 Seconds East 105.90 feet; thence North 59 Degrees 22 Minutes 43 Seconds East 72.72 feet; thence South 89 Degrees 39 Minutes 26 Seconds East 117.50 feet to a point on the East line of Lot "C" aforesaid, 24.38 feet South of the corner of said Lot "C" (formed by the North West corner of the South 1000.00 feet of the East 700.00 feet of the West three quarters of the South West 1/4 of Section 4 aforesaid); thence South 00 Degrees 20 Minutes 34 Seconds West along the East line of said Lot "C" known as the West line of the East 700.00 feet of the West Three Quarters of the South West 1/4 of Section 4 aforesaid, 85.0 feet; thence South 89 Degrees 39 Minutes 26 Seconds East 56.00 feet; thence South 00 Degrees 20 Minutes 34 Seconds West 257.00 feet; thence North 89 Degrees 39 Minutes 26 Seconds West 56.00 feet to the East line of Lot "C" aforesaid; thence South 00 Degrees 20 Minutes 34 Seconds West along said East line 173.62 feet; thence North 89 Degrees 39 Minutes 26 Seconds West at right angles to the last described course 50.0 feet; thence South 00 Degrees 20 Minutes 34 Seconds West at right angles to the last described course, 102.84 feet; thence South 44 degrees 39 minutes 26 Seconds West 32.53 feet to a southerly line of Lot "C"; thence South 89 Degrees 39 Minutes 26 Seconds West along a South line of Lot "C" to a point in a line being 120.0 feet West of and parallel with the most southerly East line of Lot "C" aforesaid, said point being 235.91 feet North of the point of beginning; thence South 00 Degrees 20 Minutes 34 Seconds West along said parallel line 235.91 feet to the point of beginning, in Cook County, Illinois.

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Form 104 R 5/72

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COOK COUNTY, ILLINOIS
FILED FOR RECORD

1960 MAR 25 AM 11: 17

Sidney K. Olson

RECORDER OF DEEDS

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Property of Cook County Clerk's Office

END OF RECORDED DOCUMENT