

UNOFFICIAL COPY

DEED IN TRUST

Form 191 Rev. 11-71

1980 MAY 21 PM 12 20

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The above space for recorder's use only

THIS INDENTURE WITNESSETH, THAT THE GRANTOR, S. Richard Fine, a bachelor of the County of Cook and State of Illinois, for and in consideration of the sum of Ten and 00/100 ~~100/100~~ Dollars (\$ 10.00) in hand paid, and of other good and valuable considerations, receipt of which is hereby duly acknowledged, Convey 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 22nd day of August 19 78, and known as Trust Number 43692, the following described real estate in the County of Cook and State of Illinois, to wit:

The West half of the Southwest quarter of Section 34, Township 36 North, Range 12, East of the Third Principal Meridian, excepting the North half of the Northwest quarter of the Northwest quarter of the Southwest quarter of said Section 34, and excepting the South half of the Southwest quarter of the Southwest quarter of said Section 34, and excepting the East half of the Northeast quarter of the Northwest quarter of the Southwest quarter of said Section 34

Exempt under the provisions of Paragraph e Section 4, Real Estate Transfer Tax Act

Date 5-15-80 Kathleen Fine, representative Buyer, Seller, Representative

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 to create 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 any interest, to convey either with or without consideration, to lease 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, power and authority vested in said Trustee, to donate, to dedicate, to mortgage, pledge or otherwise encumber said real estate, or any part thereof, in contract to make lease and to grant, sell or to lease and options to lease and options to purchase, by lease in remission or in part, 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 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 lease and to grant, sell or to lease and options to lease and options to purchase the whole or any part of the real estate and to contract respecting the manner of fitting the same for present or future rentals, to partition or to exchange said real estate, or any part thereof, for other real or personal property, to grant releases 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, 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 any portion of 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 hereunder or advanced on said real estate, or be obliged to see that the terms of this deed or said Trust Agreement, or any amendment thereto, or for failure to perform 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 three beneficiaries under said Trust Agreement as their attorney-in-fact, irrevocably appointed for such purposes, or at the election of the Trustee as to 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 who have or who may hereafter have or who may claim any interest in said real estate shall be bound by the terms of this deed.

The 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 a principal or for any of its officers, directors, agents or attorneys, or any of them, in or about said real estate, or under the provisions of this Deed or said Trust Agreement, or any amendment thereto, or for failure to perform 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 three beneficiaries under said Trust Agreement as their attorney-in-fact, irrevocably appointed for such purposes, or at the election of the Trustee as to 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 who have or who may hereafter have or who may claim any interest in said real estate shall be bound by the terms 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 vest in the certificate, title 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, the intention hereof being to vest in said American National Bank and Trust Company of Chicago the entire legal and equitable title to the whole or any part 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 in 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 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.

In Witness Whereof, the grantor, S. Richard Fine, hereunto set his hand and seal this 15th day of May, 19 80.

S. Richard Fine [SEAL]

STATE OF Illinois, County of Cook, Mary Beth Piekarski, a Notary Public in and for said County, in the State aforesaid, do hereby certify that S. Richard Fine

personally known to me to be the same person whose name is S. Richard Fine subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his 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 15th day of May, A.D., 19 80.

Mary Beth Piekarski [SEAL] Notary Public
January 13, 1983

American National Bank and Trust Company of Chicago
Box 57

For information only insert street address of above described property.

This Deed Prepared by: Kathleen Fine, Schwartz & Freeman, One IBM Plaza, Suite 4530, Chicago, Illinois

This space for affixing Riders and Revenue Stamps

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PLAT ACT AFFIDAVIT

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

Kathleen A. Pinefrock, being duly sworn on oath, states that she resides at One IBM Plaza, Suite 4530, Chicago, Illinois 60611. That the attached deed is not in violation of Section 1 of Chapter 109 of the Illinois Revised Statutes for one of the following reasons:

- 1. Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed;
 - OR-
 - the conveyance falls in one of the following exemptions as shown by Amended Act which became effective July 17, 1959.
 - 2. The division or subdivision of land into parcels or tracts of 5 acres or more in size which does not involve any new streets or easements of access.
 - 3. The divisions of lots or blocks of less than 1 acre in any recorded subdivision which does not involve any new streets or easements of access.
 - 4. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
 - 5. The conveyance of parcels of land or interests therein for use as right of way for railroad or other public utility facilities, which does not involve any new streets or easements of access.
 - 6. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
 - 7. The conveyances of land for highway or other public purposes or grants or Conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
 - 8. Conveyances made to correct descriptions in prior conveyances.
 - 9. The sale or exchange of parcels or tracts of land existing on the date of the amendatory Act into no more than 2 parts and not involving any new streets or easements of access.
- CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

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Affiant further states that he makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

Kathleen Pinefrock
SUBSCRIBED and SWORN to before me
this 2nd day of May, 1982.

Robert Ramirez
NOTARY PUBLIC

