

UNOFFICIAL COPY

DEED IN TRUST (Warranty Deed)

25495668

Form 402 - 7-54 - 1 M

This Indenture Witnesseth, That The Grantor **JOHN HOFMEISTER & SON, INC.,** an Illinois Corporation

of the County of Cook and State of Illinois for and in consideration of TEN AND NO/100 (\$10.00) Dollars, and other good and valuable considerations in hand paid, Convey, and Warrant unto **THE LAWNDALE TRUST AND SAVINGS BANK** located in the City of Chicago, County of Cook and State of Illinois, a corporation duly organized and existing under and by virtue of the laws of the State of Illinois, as Trustee under the provisions of trust agreement dated the 4th day of FEBRUARY 1960, and known as Trust Number 3138, the following described real estate in the County of COOK and State of Illinois, to-wit:

Lot 46 in Subdivision of Block 5 in Samuel J. Walker's Dock Addition to Chicago, being a Subdivision of all that part lying North of the West Branch of the South Branch of Chicago River of the East Half of Section 30, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

Grantee's Address: 3333 W. 20th St.
Chicago, Illinois

THIS INSTRUMENT WAS PREPARED BY:
ZIPPERMAN, LEVIN & ASSOCIATES LTD
115 W. ROXBOROUGH ST.
CHICAGO, ILL. 60611

TO HAVE AND TO HOLD the said premises 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 premises or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof and to resubdivide said property as often as deemed, to contract to sell, to grant options to purchase, to sell on any terms, to convey either with or without consideration, to convey said premises 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, pledge or otherwise encumber said property, or any part thereof, to lease said property, 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 any case of any single demise 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 property, or any part thereof, in 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 said premises appurtenant to said premises or any part thereof, and to deal with said property 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 in relation to said premises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on said premises, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the 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 in relation to said real estate shall be conclusive evidence in favor of every person 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 some amendment thereof and binding upon all beneficiaries thereunder, (c) that said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument and (d) 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.

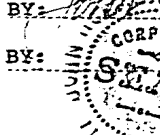
The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary 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.

If the title to any of the above lands 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 conveys, and releases, 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 his hand and seal this

day of JUNE 1960
JOHN HOFMEISTER & SON, INC., an Illinois Corporation
BY: [Signature] President
BY: [Signature] Secretary



I hereby declare that the attached deed represents a transaction exempt from the Chicago Transaction Tax Act, Ordinance No. 2001-1-285 of said Ordinance.

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UNOFFICIAL COPY

NOTARY PUBLIC

STATE OF ILLINOIS }
COUNTY OF COOK }

I, MAURICE V. LEVINE, Notary Public
in and for said County, in the State aforesaid, DO HEREBY CERTIFY.

10.00

That _____

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 he... signed, sealed and delivered the said
instrument as... 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 _____
day of _____, A. D. 19_____

NOTARY PUBLIC

STATE OF ILLINOIS)
COUNTY OF COOK)

I, the undersigned, a Notary Public, in and for the County and State
aforesaid, DO HEREBY CERTIFY that JOHN HOPMEISTER, personally known to me
to be the President of the JOHN HOPMEISTER & SON, INC., corporation, and
EDGAR HOPMEISTER 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 acknowledge 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 Directors, 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 thereinset
forth.

Given under my hand and official seal, this 20 day of JUNE, 1980.

Commission Expires: 2-22-83



Maurice V. Levine
NOTARY PUBLIC

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BOX 624

Trust No. 3138

DEED IN TRUST
(WARRANTY DEED)

JOHN HOPMEISTER & SON, INC.
an Illinois Corporation

to
The Lawndale Trust and
Savings Bank
Trustee

The Lawndale Trust and
Savings Bank
3333 WEST 26th STREET
CHICAGO, ILLINOIS

END OF RECOMMENDED OCCURRENCE