

# UNOFFICIAL COPY

WARRANTY DEED IN TRUST  
25510547

I hereby declare that this deed represents a transaction EXEMPT under provisions of Paragraph (e) Section 4 of the Real Estate Transfer Act and of Paragraph (e) Section 200.1-2B6 of the Chicago Transaction Tax Ordinance

*John E. Wells* Grantor or Agent

Form J 1910-004-9/76

The above space for recorder's use only

THIS INSTRUMENT WITNESSETH, That the Grantor JOHN E. WELLS, a widower 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 LAKE VIEW TRUST AND SAVINGS BANK a corporation of Illinois, 3201 North Ashland Avenue, Chicago, Illinois, 60657, as Trustee under the provisions of a trust agreement dated 13th day of June 19 80 Known as Trust Number 5803, the following described real estate in the County of Cook and State of Illinois, to-wit: Lot 444 and the South half of Lot 443; the North 12 feet of Lot 443 and the South 18 feet of Lot 442 in John P. Altgeld's Subdivision of Blocks 1, 2, 3, 4, 7 and the North half of Block 6 (except that part thereof conveyed to the Chicago and Evanston Railroad Company) in the Subdivision of that part lying North East of Lincoln Avenue of the North West 1/4 of Section 29, Township 40 North, Range 14, East of the Third Principal Meridian in Cook County Illinois. AND Lot 41 in Albert Wisner's Subdivision of Block 5 in the subdivision of out lots 2 and 3 in the Canal Trustees' Subdivision of the East 1/2 of Section 29, Township 40 North, Range 14, East of the Third Principal Meridian in Cook County Illinois

Real Estate Tax # 14-29-115-020 and 14-29-115-019 and 14-29-207-007

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 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 premises to 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 leases to commence in present or 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 198 years, and to renew or extend any leases upon any terms and for any period or periods of time, to amend, change or modify leases and the terms and provisions thereof at any time 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 exchange said property, 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 easement 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 consideration 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 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 and releases any and all right or benefit under and by virtue of and a 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 13th day of June 19 80.

*John E. Wells* (Seal)  
John E. Wells (Seal)

State of Florida I, the undersigned, a Notary Public in and for said County, in the County of Duval SS. JOHN E. WELLS, a widower state aforesaid, do hereby certify that



personally known to me to be the same person whose name is 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 22nd day of June 19 80

*Emily E. Kaban*  
Notary Public

Lake View Trust and Savings Bank  
Box 146

3018, 3022 and 3043 N. Racine Ave  
Chicago, Illinois 60657

For information only insert street address of above described property

THIS INSTRUMENT WAS PREPARED BY  
ARTHUR H. RENNER, JR., ATTORNEY-AT-LAW  
5500 N. FOREST GLEN AVE., CHICAGO, ILLINOIS

This space for affixing Riders and Revenue Stamps

Document Number  
25510547

UNOFFICIAL COPY

1980 JUL 10 PM 12 47

JUL-10-80 334294 25510547 --REC 10.00

Property of Cook County Clerks Office

25510547

END OF RECORDED DOCUMENT