

UNOFFICIAL COPY

QUIT CLAIM
~~WARRANTY~~ DEED IN TRUST

1980 SEP 3 PM 3 23

25569937

Form J 1910-004-9/76

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor CHARLES H. HURFORD and DELCIE HURFORD, his wife of the County of Cook and State of Illinois for and in consideration of TEN (\$10.00) Dollars, and other good and valuable considerations in hand paid, Convey and Quit Claim 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 12 day of June 1945 Known as Trust Number 994, the following described real estate in the County of and State of Illinois to-wit:

An undivided 1/3 interest in and to Lots 1 and 2 in Block 28 in Charles J. Ford's Subdivision of Blocks 27 and 28 and 37 and 38 in the Subdivision of Section 19 (except the South West 1/4 of the North East 1/4, the South East 1/4 of the North West 1/4 and the East 1/2 of the South East 1/4 thereof), Township 40 North, Range 14, East of the Third Principal Meridian, reference being hereby made to Plat of said Charles J. Ford's Subdivision recorded 8/12/91 in Book 51 of Plats, Page 22 in Cook County, IL.

THIS INSTRUMENT WAS PREPARED BY: MARSHALL J. MOLTZ, 1022 West Washington Street, Chicago, Illinois 60607. Exempt under provisions of Paragraph 5, Section 209.1-2B6 or under Paragraph 5, Section 200.1-4B of the Chicago Transaction Tax Ordinance. 9/3/80 MEG/KOD

Real Estate Tax 14-19-400-022

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 or any part thereof to a successor or successors in trust and to grant to said 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 demise the term of 198 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 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 (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.

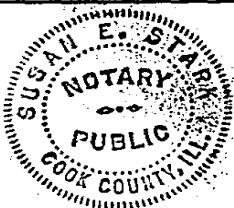
And the said grantor(s) hereby expressly waive and release any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

In Witness Whereof, the grantor(s) aforesaid have hereunto set their hand(s) and seal(s) this 18th day of August 1980.

Charles H. Hurford (Seal) Delcie J. Hurford (Seal)
CHARLES H. HURFORD (Seal) DELCIE HURFORD (Seal)

State of Illinois
County of Cook SS.

I, the undersigned, a Notary Public in and for said County, in the state aforesaid, do hereby certify that CHARLES H. HURFORD and DELCIE HURFORD, his wife



personally known to me to be the same person S whose name S subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that 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 3rd day of September 1980

Susan E. Stark
Notary Public

Lake View Trust and Savings Bank
Box 443

1901-03 W. Addison St. and
3546-48 W. Wolcott Ave. Chgo., IL

For information only insert street address of above described property

END OF RECORDED DOCUMENT

10.00
25569937
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This space for affixing Bidders and Revenue Stamps
Document Number