

DEED IN TRUST

25609928

QUIT CLAIM

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 Ten and No/100 (\$10.00) dollars, and other good and valuable considerations in hand paid, Conveys and Quit Claims unto THE EXCHANGE NATIONAL BANK OF CHICAGO, a National banking association, its successor or successors, as Trustee under a trust agreement dated the 9th day of August, 1976, known as Trust Number 31503, the following described real estate in the County of Cook and State of Illinois, to-wit:

COOK COUNTY, ILLINOIS FILED FOR RECORD

RECORDED BY DEEDS 25609928

See attached Rider

1980 OCT -3 PM 2:24

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

hereinafter called "the real estate."

Buyer, Seller or Representative

TO HAVE AND TO HOLD the real estate with its appurtenances upon the trusts and for the uses and purposes herein and in the trust agreement set forth.

Full power and authority is hereby granted to said trustee to subdivide and subdivided the real estate or any part thereof; to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof; to execute contracts to sell or exchange, or execute grants of options to purchase, to execute contracts to sell on any terms, to convey either with or without consideration, to convey the 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 authorities vested in the trustee; to donate, to dedicate, to mortgage, or otherwise encumber the real estate, or any part thereof; to execute leases of the real estate, or any part thereof, from time to time, in possession or reversion, by leases to commence in present or in future, and upon any terms and for any period or periods of time, and to execute renewals or extensions of leases upon any terms and for any period or periods of time and to execute amendments, changes or modifications of leases and the terms and provisions thereof at any time or times hereafter; to execute contracts to make leases and to execute options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to execute contracts to release, convey or respect the manner of fixing the amount of present or future rentals, to purchase the whole or any part of the reversion and to execute contracts to release, convey or respect the manner of fixing the amount of present or future rentals, to execute grants of easements or charges of any kind; to release, convey or assign any right, title or interest in or about or easement appurtenant to the real estate or any part thereof; and to deal with the title to 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 title to the real estate to deal with it, whether similar to or different from the ways above specified and at any time or times hereafter.

In no case shall any party dealing with said trustee in relation to the real estate, or to whom the real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by the trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on the real estate, or be obliged to see that the terms of the trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of the trustee, or be obliged or privileged to inquire into any of the terms of the trust agreement; and every deed, trust deed, mortgage, lease or other instrument executed by the trustee in relation to the 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 herein and by the trust agreement was in full force and effect, (b) that such conveyance or other instrument was executed in accordance with the terms, conditions and limitations contained herein and in the trust agreement or in any amendments thereof and binding upon all beneficiaries, (c) that the 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 the, his or their predecessor in trust.

The interest of each beneficiary under the trust agreement and of all persons claiming under them or any of them shall be only in the possession, earnings, and the avails and proceeds arising from the sale, mortgage or other disposition of the real estate, and each of them is hereby declared to be personal property, and no beneficiary shall have any title or interest, legal or equitable, in or to the real estate as such, but only an interest in the possession, 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 issue 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 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 30th day of September 1980

(SEAL) S. Richard Fine (SEAL)

(SEAL) S. Richard Fine (SEAL)

State of Illinois } ss. Carol A. Hart, Notary Public in and for said County, in County of Cook } the state aforesaid, do hereby certify that S. Richard Fine

THIS INSTRUMENT PREPARED BY

Peter A. Beata Schwartz & Freeman One IAM Plaza Suite 4530 Chicago, Illinois 60611

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 30th day of September 1980

Notary Public seal for Carol A. Hart

THE EXCHANGE NATIONAL BANK OF CHICAGO, Box 132

10.00 stamp

For information only insert street address of above described property.

10-13-500-001-0000 0727204H

This space for affixing Illinois and Revenue stamps

Document Number

25609928

UNOFFICIAL COPY

RIDER

That part of the Southeast Quarter of the Southwest Quarter of Section 13, Township 41 North, Range 13, East of the Third Principal Meridian, falling within the property conveyed by Samuel B. Chase to Junction Railway Company (now the Chicago and North Western Transportation Company) by instrument recorded April 3, 1890 as Document 1244539 (Book 2814 Page 576) bounded and described as follows: Beginning at a point on the South line of Greenwood Street, distant 100 feet Northwesterly, measured at right angles, from the center line between the two main tracks of the Junction Railway Company (now the Chicago and North Western Transportation Company) as said center line was originally located and established; thence Southwesterly parallel with said original center line between main tracks a distance of 230 feet; thence Easterly parallel with the South line of said Greenwood Street, a distance of 90 feet, more or less, to a point distant 25 feet Northwesterly, measured at right angles, from the center line of the remaining (former East bound) main track of the Chicago and North Western Transportation Company, as said main track is now located; thence Northeasterly parallel with said last described main track center line a distance of 230 feet, more or less, to a point on the South line of said Greenwood Street; thence Westerly along said South line of Greenwood Street, a distance of 90 feet, more or less, to the point of beginning, in Cook County, Illinois.

END OF RECORDED DOCUMENT