

UNOFFICIAL COPY

Deed in Trust
25627730

COOK COUNTY, ILLINOIS
FILED FOR RECORD
1980 OCT 17 AM 9:41

Sidney K. Olson
RECORDER OF DEEDS
25627730

THE ABOVE SPACE FOR RECORDER'S USE ONLY

THIS INDENTURE WITNESSETH, That the Grantor KEITH H. PALMER, married to BARBARA I. PALMER, and FREDRIC P. JANIS, a bachelor

of the County of Cook and State of Illinois for and in consideration of Ten and no/100ths (\$10.00) dollars, and other good and valuable considerations in hand paid, Convey and quit claim unto

LAKE SHORE NATIONAL BANK, a National Banking Association, 605 N. Michigan, Chicago, IL 60611, its successor or successors, as Trustee under a trust agreement dated the 17th day of November 1975 known as Trust Number 2415, the following described real estate in the County of Cook and State of Illinois, to-wit:

Lots 5 and 6 in Block 64 in W. F. Kaiser and Company's Bryn Mawr Avenue Addition to Arcadia Terrace being a Subdivision of that part of the South West quarter of Section 1 and of the South half of the South East quarter of Section 2 lying West of the Westerly line of the right of way of the North Shore Channel of the Sanitary District of Chicago (except streets heretofore dedicated) in Township 40 North, Range 13 East of the Third Principal Meridian in Cook County, Illinois.

THIS PROPERTY IS NOT HOMESTEAD PROPERTY.
(Permanent Index No.: _____)

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 with respect to the real estate or any part of it, at any time or times, to subdivide and resubdivide 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, to change, 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 future, and for any term and for any period or periods of time, not exceeding 199 years; and to execute renewals or extensions of leases upon any terms and for any period or periods of time and to execute amendments, supplements, 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 or options to purchase the whole or any part of the reversion and to execute contracts respecting 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 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 trusts, 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 its, 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 profits and proceeds arising from the sale, mortgage or other disposition of the real estate, and such interest 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, profits 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 thereon the 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 extension of homesteads from sale on execution or otherwise.

In Witness Whereof, the grantor, S, aforesaid has hereunto set their hands, and all

this 30 day of MAY 19 80
Keith H. Palmer (SEAL) _____ (SEAL)
KEITH H. PALMER
Fredric P. Janis (SEAL) _____ (SEAL)
FREDRIC P. JANIS

State of Illinois } ss. I, the undersigned _____ a Notary Public in and for said County, in
County of Cook } the state aforesaid, do hereby certify that KEITH H. PALMER, married to
BARBARA I. PALMER, and FREDRIC P. JANIS, a bachelor

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 they 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 23 day of August 19 80
[Signature]
Notary Public

10/17/80 25-150999

Exempt under provisions of Paragraph 1 of Section 4, Real Estate Transfer Tax Act.
Date 10/27/80
Buyer, Seller or Representative *[Signature]*
Document Number 25627730
Exempt under provisions of Paragraph 1 of Section 200.1-296 of the Illinois Tax Administration Code.
Date 10/27/80
Buyer, Seller or Representative *[Signature]*
Document Number 25627730

Form No. TR/DIT

5657-42 N. Kimball
For information only insert street address of above described property.
THIS INSTRUMENT WAS PREPARED BY:
THE INSTRUMENT WAS PREPARED BY:
MAYNARD, GIBSON & CO.
111 West Jackson Street
Chicago, Illinois 60602

BOX 443

END OF RECORDED DOCUMENT