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25722375

QUIT CLAIM

WACKER DEED IN TRUST

This instrument prepared by:

Mathew K. Szygowski
Attorney at Law
150 N. Wacker Dr. Chgo. IL 60606

24 925 207

THE ABOVE SPACE FOR RECORDERS USE ONLY

THIS INDENTURE WITNESSETH, That the Grantors, **WILLIAM F. LUTZ and ESTHER B. LUTZ, a/k/a ESTHER M. LUTZ, his wife,**

of the County of **Cook** and State of **Illinois** for and in consideration of **Ten and no/100** Dollars, and other good and valuable considerations in hand paid, Convey /and Quit Claim unto the Northbrook Trust & Savings Bank, 1250 Shermer Road, Northbrook, Illinois, a corporation of Illinois, as Trustee under the provisions of a trust agreement dated the **22nd** day of **December** 1976 known as Trust Number **LT 1400 ***, the following described real estate in the County of **Cook** and State of **Illinois**, to-wit:

That portion of Lincoln Avenue as shown on the Plat of George A. Kiest's second subdivision aforesaid recorded November 24, 1894 as Document Number 2138311 lying south of and adjoining Lot 41 in George A. Kiest's second subdivision and lying between the easterly line of said Lot 41 extended southerly and the center line extended southerly of the alley lying westerly of and adjoining said Lot 41, all in Section 10, Township 42 North, Range 12 East of the Third Principal Meridian.

AND That portion of the Easterly 1/2 of the alley lying westerly of and adjoining said Lot 41 as shown on the plat of George A. Kiest's second subdivision aforesaid lying between the northerly line of said Lot 41 extended westerly and southerly line of said Lot 41 extended westerly to the south east corner of Lot 4 in Schinleber's Resubdivision in the north west 1/4 of Section 10, Township 42 North, Range 12 East of the Third Principal Meridian in Cook County, Illinois.

* Re-recorded to correct Trust Number due to scrivener's error.

This transaction is exempt pursuant TO Section (e), Chap. 120, Sec. 1004 of the Real Estate Transfer Tax Act March 31, 1979.

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the uses and purposes hereinafter set forth. Full power and authority is hereby granted to said trustee to improve, manage, protect and modify the said premises of any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to redivide 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 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 futuro, and upon any terms and for any period or periods of time, not exceeding in the 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, 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 or 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, conveyance or 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, profits 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, 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 by duplicate thereof, or memorial, the words "in trust", or "upon condition", or "with limitations", or words of similar import, in accordance with the stipulations in such case made and provided.

And the said grantor **S** 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 **S** aforesaid have hereunto set their hand and seals this **15th** day of **March** 19**79**

William F. Lutz (Seal) *Esther B. Lutz a/k/a Esther M. Lutz* (Seal)
William F. Lutz Esther B. Lutz a/k/a Esther M. Lutz
(Seal) (Seal)

State of **Illinois** ss. **Opal E. Fernau** a Notary Public in and for said County, in County of **DeWitt** the state aforesaid, do hereby certify that **William F. Lutz and Esther B. Lutz a/k/a ESTHER M. LUTZ, 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 **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 **15** day of **March** 19**79**

My Commission Expires **16**, 1979 *Opal E. Fernau*
Notary Public

Grantee's Address: **Northbrook Trust & Savings Bank**
1250 Shermer Road
Northbrook, IL 60062
1188¹²⁰⁰ Shermer Rd
Northbrook

APR 1979
PMT #157142
520-DW BX15
66-90

10.00

THIS SPACE FOR AFFIXING RIDERS AND REVENUE STAMPS

25722375
224 925 207

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INDEXED

COOK COUNTY, ILLINOIS
FILED FOR RECORD

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Sidney H. Olson
RECORDER OF DEEDS

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Property of Cook County Clerk's Office

COOK COUNTY, ILLINOIS
FILED FOR RECORD

1980 DEC 31 PM 1:00

Sidney H. Olson

RECORDER OF DEEDS

25722375

Box 15

Mail to:

Jay Pollack

Pollack, Fleishman, Welch & Hoffman, LTD

150 N. Wacker Drive

Chicago IL 60606

25722375

~~mail to:
Jay Pollack
Pollack, Welch, Hoffman
150 N. Wacker Drive
60606~~

END OF RECORDED DOCUMENT