

UNOFFICIAL COPY

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25786071

11.00

*2/19/81*

This Indenture Witnesseth, That the Grantor,

JOHN E. ROBERTS, a bachelor  
of the County of COOK and State of ILLINOIS, for and in consideration  
of the sum of ONE and no/100 Dollars (\$1.00),  
in hand paid, and of other good and valuable considerations, receipt of which is hereby duly acknowledged, Convey S  
and Quit Claim S unto CENTRAL NATIONAL BANK IN CHICAGO, a corporation duly organized and existing as a  
national banking association under the laws of the United States of America, and duly authorized to accept and execute  
trusts within the State of Illinois, as Trustee under the provisions of a certain Trust Agreement, dated the 17th  
day of FEBRUARY 19 81, and known as Trust Number 24628  
the following described real estate in the County of COOK  
and State of Illinois, to-wit:

LEGAL DESCRIPTION ATTACHED AS SCHEDULE "A".

COOK COUNTY, ILLINOIS  
FILED FOR RECORD  
1981 FEB 25 AM 9:54

*Sidney R. Olson*  
RECORDER OF DEEDS  
25786071

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

68-09-412C

SCHEMATIC

TO HAVE AND TO HOLD the said real estate 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 real estate or any part  
thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to lease, divide said real estate 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  
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 said Trustee, to donate, to dedicate, to mortgage, pledge or otherwise encumber said real estate, or any part thereof,  
to lease said 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, 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, the portion or to  
exchange said real estate, 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 easement appurtenant to said real estate or any part thereof, and to deal with 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 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, or any successor in trust, in relation to said real estate, or to whom said real  
estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said Trustee, or any successor in trust, be obliged to see  
to the application of any purchase money, rent or money borrowed or advanced on said real estate, or be obliged to see that the terms of any  
trust have been complied with, or be obliged to inquire into the authority, 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, or any successor in trust, in relation to said real estate shall be conclusive evidence in favor of every person (including the  
Registrar of Titles of said county) 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 all amendments thereof, if any, and binding upon all beneficiaries thereunder, (c) that said Trustee, or any successor in trust, 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.

This conveyance is made upon the express understanding and condition that neither Central National Bank in Chicago, individually  
or as Trustee, nor its successor or successors in trust shall incur any personal liability or be subjected to any claim, judgment or decree  
for anything it or they or its or their agents or attorneys may do or omit to do in or about the said real estate or under the provisions of this  
Deed or said Trust Agreement or any amendment thereto, or for injury to person or property happening in or about said real estate, and all  
such liability being hereby expressly waived and released. Any contract, obligation or indebtedness incurred or entered into by the Trustee in  
connection with said real estate may be entered into by it in the name of the then beneficiaries under said Trust Agreement as their attorney-in-  
fact, hereby irrevocably appointed for such purposes, or at the election of the Trustee, in its own name, as Trustee of an express trust and  
not individually (and the Trustee shall have no obligation whatsoever with respect to any such contract, obligation or indebtedness except only so  
far as the trust property and funds in the actual possession of the Trustee shall be applicable for the payment and discharge thereof). All persons  
and corporations whomsoever and whatsoever shall be charged with notice of this condition from the date of the filing for record of this Deed.

The interest of each and every beneficiary hereunder and under said Trust Agreement 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 any 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, the intention hereof being to vest in said Central National  
Bank in Chicago the entire legal and equitable title in fee simple, in and to all of the real estate above described.

If the title to any of the above real estate 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 S and releases S 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 19th day of February 19 81

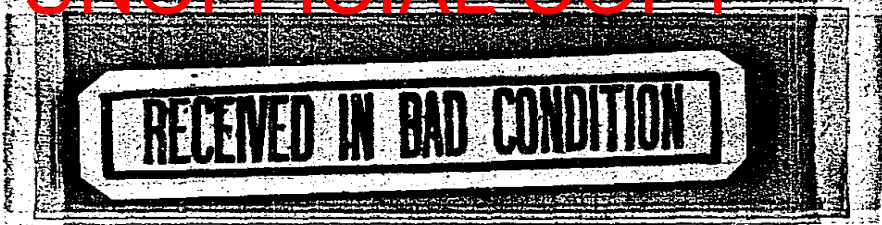
Address of Grantee:  
CENTRAL NATIONAL BANK IN CHICAGO  
120 South La Salle Street  
Chicago, Illinois 60603

*John E. Roberts*  
JOHN E. ROBERTS (SEAL)  
JOHN E. ROBERTS (SEAL)  
JOHN E. ROBERTS (SEAL)

THIS INSTRUMENT WAS PREPARED BY  
RAYMOND L. SUEHRF  
1111 N. LA SALLE, SUITE 4000  
CHICAGO, ILLINOIS 60610

25786071

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STATE OF ILLINOIS }  
COUNTY OF COOK } ss. CAROL CLIFFORD  
I,

a Notary Public in and for said County, in the State aforesaid, do hereby certify that  
JOHN E. ROBERTS, a bachelor

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 19th day of  
February A. D. 19 81

*Carol Clifford*  
Notary Public

My commission expires FEBRUARY 26, 1984

25786071



Property of Cook County Clerk's Office

BOX 533  
TRUSTEE  
21628

Deed in Trust  
QUIT CLAIM DEED

TO  
CENTRAL NATIONAL BANK  
IN CHICAGO  
TRUSTEE

UNOFFICIAL COPY

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SCHEDULE A

PARCEL 1: THE EAST 400 FEET OF THAT PARCEL OF LAND DESCRIBED AS THE SOUTH 1/2 OF THE SOUTH EAST 1/4 OF THE SOUTH WEST 1/4 IN SECTION 26, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT CERTAIN PARCEL OF LAND TAKEN BY CONDOMINATION DESCRIBED AS FOLLOWS: THE NORTH 21 FEET OF THE EAST 400 FEET OF THE SOUTH 1/2 OF THE SOUTH EAST 1/4 OF THE SOUTH WEST 1/4 OF SECTION 26, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN EXCEPT THAT PART LYING SOUTHEASTERLY OF THE FOLLOWING DESCRIBED LINE: COMMENCING ON A POINT ON THE NORTH LINE OF SAID PROPERTY AT A POINT 75 FEET EAST OF THE EAST LINE OF MONTICELLO AVENUE, AS EXTENDED SOUTH; THENCE SOUTHWESTERLY ALONG A LINE FORMING AN INTERIOR ANGLE OF 6 DEGREES 36 MINUTES, A DISTANCE OF 182.71 FEET TO A POINT, SAID POINT BEING THE EXISTING SOUTH LINE OF CHASE AVENUE, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENT FOR BENEFIT OF PARCEL 1 AFORESAID AS CREATED BY GRANT MADE BY NAXON BUILDING CORPORATION, CORPORATION OF ILLINOIS AND IRVING NAXON TO C. LYSLE SMITH, DATED, AUGUST 31, 1953 AND RECORDED SEPTEMBER 10, 1953 AS DOCUMENT 15716523 FOR A RAILROAD SWITCHTRACK OVER A STRIP OF LAND 20 FEET IN WIDTH BEING 10 FEET DISTANCE ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTER LINE; BEGINNING AT A POINT IN THE WEST LINE OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTH EAST QUARTER OF SECTION 26, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH IS 10 FEET DISTANCE SOUTH OF THE NORTH LINE OF THE SOUTH 661.7 FEET OF SAID WEST HALF; THENCE, EAST PARALLEL WITH THE NORTH LINE OF SAID 661.7 FEET, A DISTANCE OF 192.50 FEET TO THE POINT OF CURVE; THENCE SOUTHEASTERLY ALONG A CURVED LINE CONVEX TO THE NORTHEAST AND HAVING A RADIUS OF 199.70 FEET, A DISTANCE OF 257.80 FEET TO A POINT OF TANGENT; THENCE SOUTHEASTERLY ALONG A STRAIGHT LINE TANGENT TO THE LAST DESCRIBED CURVE, A DISTANCE OF 141.40 FEET TO A POINT OF CURVE; THENCE, SOUTHERLY ALONG A CURVED LINE CONVEX TO THE EAST AND HAVING A RADIUS OF 399.8 FEET A DISTANCE OF 89.80 FEET TO ITS INTERSECTION WITH THE NORTHWESTERLY LINE OF THE RIGHT OF WAY OF THE CENTRAL AND NORTHWESTERN RAILWAY COMPANY, SAID LINE BEING A LINE PARALLEL WITH AND 50 FEET DISTANCE NORTHWESTERLY MEASURED AT RIGHT ANGLE FROM THE CENTER LINE BETWEEN THE TWO MAIN TRACKS OF SAID RAILROAD COMPANY, IN COOK COUNTY, ILLINOIS.

PARCEL 3: EASEMENT FOR THE BENEFIT OF PARCEL 1 AFORESAID AS CREATED BY RESERVATION CONTAINED IN DEED FROM THE NORTHERN TRUST COMPANY, A CORPORATION OF ILLINOIS, AS TRUSTEE UNDER THE PROVISIONS OF A TRUST AGREEMENT DATED AUGUST 24, 1954 AND KNOWN AS TRUST NO. 21927 TO JOHN WALSH, DATED MAY 24, 1955 AND RECORDED JUNE 2, 1955 AS DOCUMENT 16255394 FOR THE PURPOSE OF OPERATING SWITCHING RAILROAD LOCOMOTIVES AND CARS FROM THE RIGHT OF WAY OF THE CHICAGO AND NORTHWESTERN RAILROAD COMPANY OVER THE NORTH 17 FEET OF THE SOUTH HALF (EXCEPT THE EAST 400 FEET AND EXCEPT THE WEST 10-1/2 ACRES THEREOF) OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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END OF RECORDED DOCUMENT