

DEED IN TRUST

25903341

Form 191 Rev. 11-71

The above space for recorder's use only

COOK CO. NO. 616

68.23.781K

THIS INSTRUMENT WITNESSETH, THAT THE GRANTORS, IRVING POMERANTZ and LOU ANNETTE POMERANTZ, his wife of the County of Cook and State of Illinois, for and in consideration of the sum of TEN and 00/100 Dollars (\$ 10.00) and other good and valuable considerations in hand paid, and of other good and valuable considerations, receipt of which is hereby duly acknowledged, convey and Warrant unto AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, a national banking association whose address is 33 N. LaSalle Street, Chicago, Illinois, as Trustee under the provisions of a certain Trust Agreement, dated the 14th day of April 1981, and known as Trust Number 52495 the following described real estate in the County of Cook and State of Illinois, to wit:

Lots 14 and 15 in the Subdivision of the North West 1/2 of Block 25 in Sheffields Addition to Chicago, in Section 31, Township 40 North, Range 14, East of the Third Principal Meridian, according to the Plat thereof recorded February 26, 1880 in Book 15 of Plats, Page 2, in Cook County, Illinois *****

10.00

MICHAEL J. BUCKO Attorney at Law 3501 N. Pulaski Rd. Chicago 41, Ill.

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 to any subdivision or part thereof, and to subdivide 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 to any person, to grant 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 the present or in the 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 199 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 option to renew leases and options to purchase the whole or any part of the reversion and to contract respecting the manner of filing the amount of present or future rentals, partition or to exchange said real estate, or any part thereof, or other real or personal property, to accept 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 that the terms of this Trust Agreement 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 Cook County) relying upon or claiming under any such deed, 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 hereunder, (c) that said Trustee, or any successor in trust, was duly authorized and empowered to execute and deliver every such deed, trust deed, mortgage or other instrument and (d) if the conveyance or other instrument 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 rights, powers, authorities, duties and obligations of its, his or their predecessor in trust.

This conveyance is made upon the express understanding and conditions that neither American National Bank and Trust Company of Chicago, individually or as Trustee, nor its successors in trust shall incur any personal liability or be subjected to any claim, judgment or decree for anything in or by or for its, his 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 property happening in or about said real estate, including the Registrar of Titles of Cook County, relying upon or claiming under any such deed, lease or other instrument, or for 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 trust, or for any indebtedness incurred or entered into by the Trustee in his or her individual 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 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 earnings, avails and proceeds thereof as aforesaid, the intention hereof being to vest in said American National Bank and Trust Company of Chicago the entire legal and equitable title in fee simple, in and to all of the real estate above described.

If the title in 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, releases and agrees to release any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for exemption or homesteads from sale on execution or otherwise.

In Witness Whereof, the grantor S. aforesaid have hereunto set their hand S. and seal S. this 14th day of May 1981

STATE OF Illinois) I, MICHAEL J. BUCKO) ss. a Notary Public in and for said County of Cook) County, in the State aforesaid, do hereby certify that IRVING POMERANTZ and LOU ANNETTE POMERANTZ, his wife personally known to me, to be the same person S whose name S are 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 Notary Public this 14th day of May A.D., 19 81 My Commission Expires 11-14-84

14-31-430-009

COOK COUNTY RECORDS, CITY OF CHICAGO, REAL ESTATE TRANSACTION TAX, 25903341, 110.00

UNOFFICIAL COPY

COOK COUNTY, ILLINOIS
FILED FOR RECORD

1981 JUN 12 PM 2:47

Sidney H. Olson

RECORDER OF DEEDS

25903341

Property of Cook County Clerk's Office

END OF RECORDED DOCUMENT