

UNOFFICIAL COPY

(Seal)

DEED IN TRUST

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25930740

WARRANTY

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor Tina Calace

of the County of Cook and State of Illinois for and in consideration of \$10.00 dollars, and other good and valuable considerations in hand paid, Convey and WARRANT Quit Claims unto South Central Bank and Trust Company of Chicago, an Illinois corporation, its successor or successors, as Trustee under a trust agreement dated the 23rd day of May, 19 81, known as Trust Number L-236, the following described real estate in the County of and State of Illinois, to-wit: Lots 21 and 22 in Mather and Taft's addition to Chicago, said addition being a subdivision of that part of the SW 1/4 of Section 31, Township 40 North, Range 14 East of the Third Principal Meridian lying South of Mahansia and East of Milwaukee Plank, Railroad in Cook County, Illinois

Sidney K. Olson

COOK COUNTY, ILLINOIS
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RECORDED OF DEEDS

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10.00

hereinafter called "the real estate."

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 resubdivide the real estate or any part thereof, to dedicate parks, streets, highways or alleys and to vacate or subdivide 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, as possessor or reversioner, by lease to commence in present or 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 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 concerning, or to be bound 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 way of use specified and as 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 hereof 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 provide to be bound 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 each beneficiary or successors in trust have been properly appointed and are fully vested with all the title, estate rights, powers, authorities, duties and obligations of title, use or their predecessor as trust.

The trustees of such 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 interest in hereby declared to be personal property, and no beneficiary shall have any title or interest, legal or equitable, as to the real estate so 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 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 and releases any and all right or claims under and by virtue of any and all statutes of the State of Illinois, providing for the execution of beneficiaries from into an execution of title.

In Witness Whereof, the grantor aforesaid has hereunto set her hand and seal this 28 day of May 19 81

(SEAL) Tina Calace (SEAL)
(SEAL) (SEAL)

State of Illinois, Cook County, I, Frank M. Knaut, a Notary Public in and for said County, do hereby certify that

FRANK M. KNAUT
NOTARY PUBLIC
COOK COUNTY, ILL.

personally known to me to be the same person whose name subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that 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 redemption. Given under my hand and notarial seal this 15th day of JUNE 19 81

Frank M. Knaut
Notary Public

SOUTH CENTRAL BANK AND TRUST COMPANY
888 WEST ROOSEVELT ROAD
CHICAGO, ILLINOIS 60607

1638-40 North Damen Ave., Chgo, Ill.

For information only insert street address of above described property.

FORM B Rev. 5-73

421-7100

This document prepared by
WARREN E. KING, 180 N. LaSalle St.
Chicago, Illinois

BOX 533

I HEREBY DECLARE THAT THE ATTACHED DEED REPRESENTS A TRANSACTION EXEMPT FROM TAXATION UNDER THE CHICAGO TRANSACTION TAX ORDINANCE BY PARAGRAPH (S) 2 OF SECTION 200.1-286 OF SAID ORDINANCE.

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

Wm J King
Date 11/9/81
Soller or Representative

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END OF RECORDED DOCUMENT