

UNOFFICIAL COPY

DEED IN TRUST

25135270

The above space for recorder's use only

THIS INDENTURE WITNESSETH, THAT THE GRANTOR, Patricia A. Dillman, a spinster, of the County of Cook and State of Illinois, for and in consideration of the sum of Ten and xx/100----- Dollars (\$10.00-----), in hand paid, and of other good and valuable considerations, receipt of which is hereby duly acknowledged, Conveys and Grants unto AMALGAMATED TRUST & SAVINGS BANK, an Illinois banking corporation as Trustee under the provisions of a certain Trust Agreement, dated the 14th day of August 1979, and known as Trust Number 4015, the following described real estate in the County of Cook and State of Illinois to wit: Street address: 7069-79 N. Damen Ave., Chicago, Illinois

Legal description:

LOTS 13, 14, 15 and 16 in KRAUSE'S RESUBDIVISION OF THE NORTH 1/2 OF LOT 8, ALL OF LOTS 9 TO 20 INCLUSIVE AND THE NORTH 1/2 OF LOT 21 IN BLOCK 1 IN MURPHY'S ADDITION TO ROGERS PARK IN THE SOUTH EAST 1/4 OF SECTION 30, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, (NORTH OF THE INDIAN BOUNDARY LINE AND WEST OF THE GREEN BAY ROAD) ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 8, 1923 IN BOOK 186 OF PLATS PAGE 6 AS DOCUMENT NUMBER 8213134, IN COOK COUNTY, ILLINOIS.

TO HAVE AND TO HOLD the said real estate with the appurtenances, upon the trust and for the uses and purposes upon the limitations set forth in said Trust Agreement.

Full power and authority consistent with the above described Trust Agreement 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 redivide said real estate as often as desired, to contract to sell, to grant options to purchase, to sell on any terms, to convey 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 mortgage, to 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 lease the term of 99 years, and to renew or extend leases upon any terms, and to grant options to lease and to amend, change or modify leases and the terms and provisions thereof at any time or times hereafter, to contract to buy, lease 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 the lease amount of present or future rentals, to partition 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 incident to said real estate or any part thereof, and to deal in 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 in 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, in 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 this deed 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 perturbed by the title or any part 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 stated 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 it, his or their predecessor in trust.

This conveyance is made upon the express understanding and conditions that neither Amalgamated Trust & Savings Bank individually, 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 if 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 thereof, or for injury to person or property happening in or about said real estate, any and all such liability being hereby expressly waived and released. Any contract, litigation 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 beneficiary 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 possession of the Trustee shall be applicable for the payment and discharge thereof). All persons and corporations who are or who may be interested in the said real estate shall be notified 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 in the earnings, profits 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, profits and proceeds therefrom as aforesaid, the intention hereof being to vest in said Amalgamated Trust & Savings Bank, 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 in the provisions of this Deed.

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 exemption of homesteads from sale on execution or otherwise.

In Witness Whereof, the grantor aforesaid has hereunto set her hand and seal this 14th day of August 1979.

Patricia A. Dillman [SEAL]

STATE OF Illinois, BARBARA A. KALMAN, a Notary Public in and for said County of Cook, do hereby certify that

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 she signed, sealed and delivered the said instrument as her 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 14th day of August 1979. Barbara A. Kalman, Notary Public. My commission expires August 4, 1981.

Mail to: AMALGAMATED TRUST & SAVINGS BANK
111 South Dearborn Street
Chicago, Illinois 60690
Attention: TRUST DEPARTMENT BOX 533

This instrument prepared by:
Steven E. Kushner, Esq.
Dunick & Wolf
30 N. LaSalle St., Chicago, IL 60602

EXEMPT UNDER PROVISIONS OF PARAGRAPH 1, SEC. 200.1-2 (L-3) OR PARAGRAPH 1, SEC. 200.1-4 (L-4) OF THE CHICAGO TRANSFER TAX ACT.

DATE: 8-31-79 BUYER, SELLER, REPRESENTATIVE

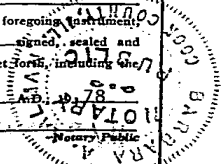
This space for affixing Riders and Revenue Stamp

Exempt Under Provisions of Paragraph 1, Section 4, Real Estate Transfer Tax Act.

Buyer, Seller or Agent

Date 8-31-79

1000
25135270
Document Number



UNOFFICIAL COPY

7804 COUNTY
FILED FOR RECORD

SEP 7 '79 10 20 AM

RECORDED FOR DEED

#25135270

Property of Cook County Clerk's Office

END OF RECORDED DOCUMENT