

# UNOFFICIAL COPY

GEORGE E. COLE  
LEGAL FORMS

NO. 1990  
September, 1975

25235048

## DEED IN TRUST

(ILLINOIS)

COOK COUNTY, ILLINOIS  
FILED FOR RECORD

*Sidney R. Olson*  
RECORDER OF DEEDS

1979 NOV -9 PM 2:40 Above Space 705 Records (Use Only)

THE GRANTOR JOHN ASCHENBRENER, A BACHELOR  
of the County of Cook and State of Illinois, for and in consideration  
of Ten and 00/100ths (\$10.00) Dollars,  
and other good and valuable considerations in hand paid, convey and (WARRANT / QUIT CLAIMS)  
unto JOHN ASCHENBRENER and THE FIRST NATIONAL BANK OF CHICAGO

(NAME AND ADDRESS OF GRANTEE)

as Trustee under the provisions of a trust agreement dated the 21st day of December  
19 78 and Trust Number (hereinafter referred to as "said trustee," regardless of the number  
of trustees,) and unto all and every successor or successors in trust under said trust agreement, the following described real estate  
in the County of Cook and State of Illinois, to wit: Lot 48 in Block 1 in George  
W. Cass' subdivision of the West 1/2 of the East 1/2 of the North  
West 1/4 of Section 35, Township 39 North, Range 13, East of the  
Third Principal Meridian in Cook County, Illinois.

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the uses and purposes herein  
and in said trust agreement set forth.

Full power and authority are hereby granted to said trustee to improve, manage, protect and subdivide said premises or  
any part thereof; to dedicate parks, streets, highways or alleys; to vacate any subdivision or part thereof, and to resubdivide 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 lease to commence in praesenti or in 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 198 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 of the 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 easement 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 no deed, trust deed, mortgage, lease or other  
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, avails 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, 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 requested not to register  
or note in the certificate of title or duplicate thereof, or memorial, the words "in trust," or "upon condition," or "with limita-  
tions," 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 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 8th  
day of November, 1979

John Aschenbrenner (SEAL) (SEAL)  
(SEAL) (SEAL)

State of Illinois, County of LAKE ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that JOHN ASCHENBRENER, 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.

and official seal, this 8th day of November, 1979

Commission expires 19 \_\_\_\_\_ Michael Sherman  
NOTARY PUBLIC

This instrument was prepared by Laurence J. Kline, 208 S. La Salle, Chicago, IL  
(NAME AND ADDRESS)

\*USE WARRANT OR QUIT CLAIM AS PARTIES DESIRE

Laurence J. Kline,  
Friedman and Koven  
(Name)

MAIL TO: 208 South La Salle Street  
(Address)

Chicago, Illinois 60604  
(City, State and Zip)

ADDRESS OF PROPERTY:  
3101 South Ridgeway

Chicago, Illinois 60623

THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES  
ONLY AND IS NOT A PART OF THIS DEED.

SEND SUBSEQUENT TAX BILLS TO:  
John Aschenbrenner  
(Name)

3101 South Ridgeway  
(Address)

Chicago, Illinois 60623

RECORDER'S OFFICE BOX NO. 30X 533

AFFIX INDEMNITY OR REVENUE STAMPS HERE  
I HEREBY DECLARE THAT THE ATTACHED DEED REPRESENTS A TRANSACTION  
EXEMPT FROM TAXATION UNDER THE CHICAGO TRANSFER TAX ORDINANCE  
BY PARAGRAPH (S), E. OF SECTION 200.1-2B3 OF SAID ORDINANCE.  
11-8-79 M. Sherman

DOCUMENT NUMBER  
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