

UNOFFICIAL COPY

1709/84
Warranty Deed in Trust

COOK COUNTY 25267807
FILED

1709/84

1979 DEC -5 AM 11

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The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor
711 GRAND AVENUE BUILDING CORPORATION, an Illinois building
corporation,
of the County of Cook, and State of Illinois for and in consideration
of Ten and no/100ths (\$10.00) Dollars, and other good
and valuable considerations in hand paid, Conveys and warrants
unto the WESTERN
NATIONAL BANK OF CICERO, a National Banking Association, as Trustee under the provisions
of a trust agreement dated the day of 19 , known as
Trust Number 7665 the following described real estate in the County of Cook
and State of Illinois, to-wit:

Lots 39, 40 and 41 in Ogden and others Subdivision of lots 1, 2 and
and 3 and part of lots 4, 9, 10 and 11 in Block 74 with sub lots
25 and 26 of Dillion's Subdivision of part of said Block 74 in
Russell Mather and Roberts Addition to Chicago in the West 1/2
of the North West 1/4 of Section 9, Township 39 North, Range 14
East of the Third Principal Meridian, in Cook County, Illinois.

Subject to general and special taxes for 1979 and subsequent
years; mortgage recorded as document No. 24987031.

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 is hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof, to
dedicate parks, streets, highways or alleys and 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 leases to commence in present or 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, 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 incident 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 con-
veyed, 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 every
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 any 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 directed not to register or note in a
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 waive and release 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 hereunto set his hand and seal
this day of 19

(Seal) (Seal) (Seal)

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

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 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 day of 19

Notary Public

Western National Bank of Cicero
580 West Cermak Road, Cicero, Ill. 60612
Cook County Recorder - Box 890

For information only insert street address of
above described property.

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C.O.C. REC. STAMP
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CITY OF CHICAGO
25267807
Document Number

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In Witness Whereof, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its _____ President, and attested by its Secretary, this 29th day of November, 19 79.



711 GRAND AVENUE BUILDING CORPORATION
(NAME OF CORPORATION)

BY Earl Flackus PRESIDENT
EARL FLACKUS

ATTEST: Erma Flackus SECRETARY
ERMA FLACKUS

State of Illinois, County of Cook ss., I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that EARL FLACKUS personally known to me to be the _____ President of the 711 GRAND AVENUE BUILDING CORPORATION, an Illinois



corporation, and ERMA FLACKUS personally known to me to be the _____ Secretary of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such _____ President and _____ Secretary, they signed and delivered the said instrument as _____ President and _____ Secretary of said corporation, and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority, given by the Board of Directors of said corporation as their free and voluntary act; and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 29th day of November 19 79

Commission expires 10/14 19 81 [Signature]
NOTARY PUBLIC