

UNOFFICIAL COPY

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DEED IN TRUST

25269213

WARRANTY

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor **LOUISE NELSON, a widow and not remarried,**

of the County of **LAKE** and State of **INDIANA** for and in consideration of **Ten and no/100**----- dollars, and other good and valuable considerations in hand paid, Conveys and Warrants unto **EAST SIDE BANK AND TRUST COMPANY, an Illinois Banking Corporation, its successor or successors, 106th and South Ewing Avenue, Chicago, Illinois, 60617, as Trustee under a trust agreement dated the Tenth day of September, 1979, known as Trust Number 1114**, the following described real estate in the County of **Cook** and State of Illinois, to-wit:

Lot 38 (except the south 5.50 feet thereof) and the south 11.50 feet of Lot 39 in Block 13 in Whitford's South Chicago Subdivision of the west 1/2 of the north west 1/4 of Section 20, Township 37 North, Range 15 east of the Third Principal Meridian, in Cook County, Illinois.

COOK COUNTY, ILLINOIS
FILED FOR RECORD

Sidney H. Olson
RECORDER OF DEEDS

1979 DEC -5 PM 1:50

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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 execute any subdivision or part hereof; 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, in possession or reversion, by leases to commence in the 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 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 easement appurtenant to the real estate of 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 useful for any person owning the title to the real estate to deal with it, whether similar to or different from the ways above specified and at any time or times hereafter.

In no case shall any party dealing with said trustee in relation to the real estate, or any part thereof, be obliged to see to the application of any purchase money, rent, or money borrowed 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 privileged to inquire into any private affairs 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 thereto 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 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 predecessors, 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 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 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 her hand and seal this 10th day of September 1979.

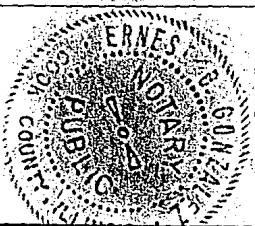
Louise Nelson
LOUISE NELSON (SEAL)

(SEAL)

(SEAL)

DOCUMENT PREPARED BY **BARRIE YACHER 221 N. LASALLE, CHICAGO**

State of **ILLINOIS**, I, **Ernest B. Gonzalez**, a Notary Public in and for said County, in County of **COOK**, do hereby certify that **Louise Nelson, a widow and not remarried,**



personally known to me to be the same person whose name is **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 **30th** day of **November** 19**79**.

Ernest B. Gonzalez
Notary Public

EAST SIDE BANK AND TRUST COMPANY
106th and South Ewing Avenue
Chicago, Illinois 60617

11525 Ave L

For information only insert street address of above described property.

PAID
\$30
C.C.I. REV. STAMP

333K
CO. NO. 015

1310990

RECEIVED
CITY OF CHICAGO
REAL ESTATE TRANSFER TAX
REVENUE DEC-279

30.00
85.00

REVENUE DEC-279

385.00

Document Number

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END OF RECORDED DOCUMENT

C&I Form 088