

UNOFFICIAL COPY

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This Indenture Witnesseth, THAT THE GRANTOR S. Richard Fine, not married and never having been married,

of the County of Cook and State of Illinois for and in consideration of TEN AND NO/100 (\$10.00) Dollars, and other good and valuable considerations in

hand paid, Convey S and Quitclaims unto the CONTINENTAL ILLINOIS NATIONAL BANK AND TRUST COMPANY OF CHICAGO, a National Banking Association located at 231 South LaSalle Street, Chicago, Illinois, as Trustee under the provisions of a trust agreement dated the 11th day of December, 1975, known as Trust Number 48-61358-2, the following described real estate situated in the County of Cook and State of Illinois, to wit:

The South 11.61 feet of Lot 4, all of Lots 5 and 6, and the North 12-3/4 inches of Lot 7, all in Dillard's Resubdivision of Lots 70 to 87 both inclusive and Lots 99 to 116, both inclusive in J. G. Keenon's Subdivision of Block 24 in Sheffield's addition to Chicago in the South East 1/4 of Section 31, Township 40 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

11.00

"Exempt under the provisions of Paragraph E, Section 4, Real Estate Transfer Tax Act"

SUBJECT TO Date 9/17/79 Charles K. Sales Trustee, Representative

See Exhibit A attached hereto and made a part hereof

TO HAVE AND TO HOLD the said premises with all 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 and vested in 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 or to purchase, to sell on any terms, to convey either with or without consideration, 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 in 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 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 easement appurtenant to said premises or any part thereof, and to deal with said property and any 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. Any such power and authority granted to the Trustee shall not be exhausted by the user thereof, but may be exercised by it from time to time and as often as occasion may arise with respect to all or any part of the trust property.

In no case shall any person dealing with said trustee in relation to said premises, or to whom said premises or any part thereof shall 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 or said trust agreement have been complied with, or be obliged to inquire into the necessity or expediency of any act of said trustee, or to be obliged or privileged to inquire into any of the terms of said trust agreement; and every deed, trust deed, mortgage, lease or other kind of 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 thereto and binding upon all beneficiaries thereunder, (c) that said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, mortgage, lease or other instrument and (d) if the conveyance is made by 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 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 said Trustee shall not be required to produce the trust agreement or a copy thereof or any extracts therefrom, as evidence that any transfer, charge or other dealing involving the registered lands is in accordance with the true intent and meaning of the trust.

And the said grantor hereby release and waive all rights under and by virtue of the homestead exemption laws of the State of Illinois.

IN WITNESS WHEREOF, the grantor aforesaid has hereunto set his hand and seal this

17th day of September, 1979

S. Richard Fine (SEAL)
S. RICHARD FINE (SEAL)
(SEAL)
(SEAL)

This instrument prepared by Charlene K. Sales, Schwartz & Freeman, Suite 4530, One IBM Plaza, Chicago, Illinois 60611

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STATE OF Illinois }
COUNTY OF Cook } SS.

I, Carol A. Hart

a Notary Public in and for said County, in the State aforesaid, do hereby certify

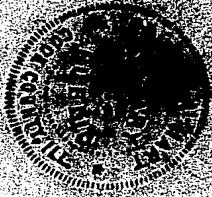
that S. Richard Fine, not married and never having been married

_____ who is

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 and deed 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 4th day of December, A. D. 1979.

Carol A. Hart
Notary Public



COOK COUNTY, ILLINOIS
FILED FOR RECORD

1979 DEC -7 PH 2-09

Frederick H. Chen
RECORDER OF DEEDS

25272947

CONVEYANCE IN TRUST
DEED

To
Continental Illinois National Bank
and Trust Company of Chicago
AS TRUSTEE

TRUST NO.

Address of Property

EXHIBIT A

SUBJECT TO: (a) covenants, conditions and restrictions of record (b) private, public and utility easements and roads and highways, if any (c) party wall rights under agreement recorded as Document #23 341 888 (d) special taxes or assessments for improvements not yet completed (e) install-ments not due at the date hereof of any special tax or assessment for improvements heretofore completed (f) general taxes for the year 1979 and subsequent years, including taxes which may accrue by reason of new or additional improvements.

Property of Cook County Clerk's Office

25272947

END OF RECORDED DOCUMENT