

WARRANTY DEED IN TRUST

26577266

Form 1010 6/80 Bankforms, Inc.

THE ABOVE SPACE FOR RECORDERS USE ONLY

THIS INDENTURE WITNESSETH, That the Grantors, ROBERT C. SIMON and ALICE SIMON, his wife,

of the County of Cook and State of Illinois for and in consideration of TEN Dollars, and other and valuable considerations in hand paid, Convey and warrant unto the MICHIGAN AVENUE NATIONAL BANK OF CHICAGO, a National Banking Association, as Trustee under provisions of a trust agreement dated the 14th day of April 19 83 known as Trust Number 4244, the following described real estate in the County of Cook and State of Illinois, to-wit:

LOT 1 AND THE NORTH 20 FEET OF LOT 2 IN BLOCK 9 IN STEWART D. ANDERSON'S ADDITION TO JEFFERSON PARK BEING A SUBDIVISION OF LOTS 6, 7, 8, 9 AND 10 IN THE CIRCUIT COURT PARTITION OF THAT PART OF THE NORTHWEST 1/2 OF THE NORTH WEST FRACTIONAL 1/4 OF SECTION 9, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING BETWEEN MILWAUKEE AVENUE AND ELSTON AVENUE AND LOT 2 IN A SUBDIVISION OF THE SOUTHEAST 1/2 OF SAID 1/4 SECTION IN COOK COUNTY, ILLINOIS.

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

Full power and authority is hereby granted to said trustee to improve, manage, protect and subdivide said premises or any thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to resubdivide said property as desired, to contract to sell, to grant options to purchase, to sell on any terms, to convey either with or without consideration convey said premises or any part thereof to a successor or successors in trust and to grant to such successor or successors in trust the title, estate, powers and authorities vested in said trustee, to donate, to dedicate, to mortgage, pledge or otherwise encumber 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 lease 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, 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 premises and to contract respecting the terms 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 appurtenant to said premises or any part thereof, and to deal with said property and every part thereof in all other ways and for 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 trustee or any part thereof be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obliged to see to the application of any purchase price, rent, or money borrowed or advanced on said premises, or be obliged to see to 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 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 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 trust, its conditions and limitations contained in this indenture and in said trust agreement or in some amendment thereof and binding upon all beneficiaries thereof (c) that said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or instrument and (d) if the conveyance is made to a successor or successors in trust, that such successor or successors in trust have properly appointed and are fully vested with all the title, estate, rights, powers, authorities, duties and obligations of said trustee or 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 earnings, avails and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared personal property, and no beneficiary hereunder shall have any title or interest, legal or equitable, in or to said real estate or 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 in the certificate of title or duplicate thereof, or memorial, the words "in trust", or "upon condition", or "with limitations", or of similar import, in accordance with the statute in such case made and provided.

And the said grantor S hereby expressly waive and release any and all right or benefit under and by virtue of 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 S aforesaid have hereunto set their hands and seals this 15th day of April 19 83

Alice Simon (Seal) Robert C. Simon (Seal) ALICE SIMON ROBERT C. SIMON

This instrument prepared by: Wilhelm F. Levander, 770 Lee St., Des Plaines, IL

State of Illinois ) s. Wilhelm F. Levander, a Notary Public in and for said County of Cook ) do hereby certify that Robert C. Simon and Alice Simon, his wife,

personally known to me to be the same person S whose name S are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their 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 15th day of April 19 83 Wilhelm F. Levander Notary Public



Mail to: MICHIGAN AVENUE NATIONAL BANK 30 North Michigan Avenue Chicago, Illinois 60602

For information only Insert street address of

COOK CO. NO. 016 6-2 STATE OF ILLINOIS REAL ESTATE TRANSFER TAX DEPT. OF REVENUE 33.00 COOK COUNTY REAL ESTATE TRANSACTION TAX 33.00 CITY OF CHICAGO REAL ESTATE TRANSACTION TAX 132.00

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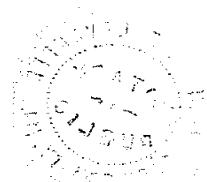
10<sup>00</sup> MAIL



THIS DOCUMENT PREPARED  
BY AND MAIL TO  
PIERCE & BASHAW  
Attorneys at Law  
116 S. Michigan Avenue  
Chicago, Illinois 60603  
BRU06-94E (212)

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