

11829 S. Union

DEED IN TRUST

CITY OF CHICAGO REAL ESTATE TRANSACTION TAX

Form 101 Rev. 11-71

DEPT. OF REVENUE SEP 27 '73



For the use of the recorder's office only

26828843

THIS INDENTURE WITNESSETH, THAT THE GRANTOR, JAMES L. HENNING and MAY P. HENNING, his wife of the County of COOK and State of ILLINOIS, for and in consideration of the sum of TEN Dollars (\$ 10.00), in hand paid, and of other good and valuable considerations, receipt of which is hereby duly acknowledged, Convey and Warrant unto AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, a national banking association, whose address is 33 No. LaSalle Street, Chicago, Illinois, as Trustee under the provisions of a certain Trust Agreement, dated the 11th day of April 1974, and known as Trust Number 32728 the following described real estate in the County of COOK and State of Illinois, to wit:

Lots 24 and 25 in Block 2 in Kneeland and Wright's Second Addition to West Pullman in the South West quarter of Section 21, Township 37 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois

SID 13657 Ddd:ic

THIS INSTRUMENT PREPARED BY: James L. Henning 9322 S. Ullica Av., Evergreen Park, IL 60642

TO HAVE AND TO HOLD the said real estate 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 possess, manage, protect and subdivide said real estate or any part thereof, to dedicate streets, sidewalks or alleys to vacant any subdivision of part thereof and to resubdivide said real estate, as he or she 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 real estate or any part thereof to a successor or successors in trust and to trust in such success or successors in trust, all of the title, estate, powers and authorities vested in said Trustee, to demise, to dedicate, to mortgage, pledge or otherwise encumber said real estate, or any part thereof, to lease said real estate, or any part thereof, from time to time, in possession or reversion, by lease to commence in present or in future, and upon any terms and for any period or periods of time and to make any change or modify lease and the terms and provisions thereof at any time or times hereafter, to contract to make lease and to grant options to lease as aforesaid, to renew lease and options to purchase the whole or any part of the reversion and to contract respecting the manner of lifting the amount of proceeds, to renew lease and options to purchase said real estate, or any part thereof, for other real or personal property, to grant easements or charges of any kind, to release, run or sign any right, title or interest in or about or encumbrance appurtenant to said real estate or any part thereof, and to deal with said real estate 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 aforesaid, at any time or times hereafter.

In no case shall any party dealing with said Trustee, or any successor in trust, in relation to said real estate, or in whom any real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said Trustee, or any successor in trust, be obliged to see to the application of any purchase money, rent or money borrowed or advanced on said real estate, or be obliged to see that the terms of this deed or said Trust Agreement or any amendment thereof, or for failure to comply therewith, morally 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, or any successor in trust, in relation to said real estate shall be conclusive evidence in favor of every person (including the Registrar of Titles of said County) relying upon or claiming under any such deed, lease, mortgage 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 mortgage or other instrument was executed in accordance with the trusts, conditions and limitations contained in this Indenture and in said Trust Agreement or in all amendments thereof, if any, and binding upon all beneficiaries thereunder, (c) that said Trustee, or any successor in trust, was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument and (d) if the person in whom it 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 the title as their predecessor in trust.

This conveyance is made upon the express understanding and condition that neither American National Bank and Trust Company of Chicago, individually or as Trustee, nor its successors or successors in trust shall incur any personal liability or be subjected to any claim, judgment or decree for anything it or they or its or their agents or attorneys may do or omit to do in or about the said real estate or under the provisions of this deed or said Trust Agreement or any amendment thereof, or for failure to comply therewith, morally or expediency of any act of said Trustee, or be obliged or privileged to inquire into any of the terms of said Trust Agreement, or for failure to comply therewith, morally or expediency of any act of said Trustee, or be obliged or privileged to inquire into any of the terms of said Trust Agreement, or for failure to comply therewith, morally or expediency of any act of said Trustee, or be obliged or privileged to inquire into any of the terms of said Trust Agreement.

The interest of each and every beneficiary hereunder and under said Trust Agreement and of all persons claiming under them or any of them shall be only in the earnings, profits and proceeds arising from the sale or any 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 earnings, profits and proceeds thereof as aforesaid, the intention hereof being to vest in said American National Bank and Trust Company of Chicago the entire legal and equitable title in fee simple, in and to all of the real estate above described.

If the title to any of the above real estate 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 maintain 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, releases, and conveys, and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for exemption or homesteads from sale on execution or otherwise.

In Witness Whereof, the grantor hereby says hereunto set their hand and seal this 20th day of September 1973

James L. Henning (Seal)
May P. Henning (Seal)

STATE OF Illinois, JAMES J. ANDRETYCH, a Notary Public in and for said County of Cook, do hereby certify that James L. Henning and May P. Henning, his wife

personally known to me to be the same person, whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as their free 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 seal of the County of Cook, State of Illinois, this 20th day of September A.D. 1973. Notary Public

My commission expires November 18, 1986

American National Bank and Trust Company of Chicago Box 221 MAIL

COOK COUNTY REAL ESTATE TRANSACTION TAX \$5.00

STATE OF ILLINOIS REAL ESTATE TRANSACTION TAX \$5.00

26828843

Document Number

For information only insert street address of above described property.

UNOFFICIAL COPY

Siding K. Lillan

RECORDS
COOK COUNTY

OCT-20-83 840663 26 828843 u A — Rec 10.00

10.00

Property of Cook County Clerk's Office

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END OF RECORDED DOCUMENT