

DEED IN TRUST

26075321

10.00

Form 191 Rev. 11-71

The above space for recorder's use only

COCK CO. NO. 016

4 6 2 2

14-19-226-014 Chicago, Illinois 60602
68 51 304 / ed
Prepared by: Lewis R. Shapiro, 55 E. Monroe Suite #4316, Chicago, Illinois 60602

THIS INDENTURE WITNESSETH, THAT THE GRANTOR, Ross J. Anzalone and Josephine Anzalone, his wife, Route 4, Box 353, Delavan, Walworth County, Wisconsin, for and in consideration of the sum of Ten (\$10.00) 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 20th. day of October 19 81, and known as Trust Number 53976 the following described real estate in the County of Cook and State of Illinois, to wit:

Lots three (3) and four (4) in block two (2) in John Turners Heirs Subdivision of blocks one (1) two (2), three (3) and four (4) of John Turner's subdivision of the South West quarter of the North East quarter of Section nineteen (19), Township forty (40) North, Range fourteen (14), East of the Third Principal Meridian, lying West of Lincoln Avenue (except that part of the North quarter of the North West quarter of the South West quarter West of Wolcott Street), in COCK COUNTY, ILLINOIS.

(Subject to purchase money encumbrance of \$52,000; also to covenants, conditions and restrictions of record; private, public & utility easements & roads & highways, if any, party wall rights & agreements, existing leases and tenancies; general taxes for the year 1981 and subsequent years.)

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 improve, manage, protect and defend the said real estate or any part thereof, to dedicate parks, streets, highways or alleys to vacate any subdivision or part thereof, and to redivide and real estate as often as desired, to contract to sell, to grant options to purchase, to sell on any terms, to convey with or without consideration, to convey said 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 said Trustee, to donate, to dedicate, to mortgage, to lease 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, to award, change or modify leases on 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 purchase the whole or any part of the premises and to contract reserving the amount of a rent or other rentals, to partition or to exchange said real estate, or any part thereof, for other real or personal property, to grant easements charge of any kind, to release, convey or assign any right, title or interest in or about or claimant 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 in law or different from the ways above specified, 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 to whom said 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 trust have been complied with, or be obliged to inquire into the authority, 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, 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 conveyance, lease or other instrument, (a) that at the time of the delivery thereof the trust created by this instrument 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 all amendments thereto; (c) that any and all persons claiming under the said Trust Agreement 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 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 the title, estate, rights, powers, authorities, duties and obligations of its, his or their predecessor in trust.

This conveyance is made upon the express understanding and conditions that neither American National Bank and Trust Company of Chicago, Inc. nor its Trustee, nor its successor or successors in trust shall incur any personal liability or be subjected to any claim, judgment or decree for anything if they do not in this deed, or for injury to person or property happening in or about said real estate, under the provisions of this deed or said Trust Agreement or any amendment thereto, contract, obligation or indebtedness incurred or entered into by the Trustee in connection with said real estate may be entered into by it in the name of any such beneficiary under said Trust Agreement as their attorney-in-fact, hereby irrevocably appointed for such purposes, or, at the election of the Trustee, in its own name, as Trustee of an express trust and not individually (and the Trustee shall have no obligation whatsoever with respect to any such contract, obligation or indebtedness except only so far as the trust property and funds in the actual possession of the Trustee shall be applicable for the payment and discharge thereof. All persons and corporations whatsoever and whatsoever shall be charged with notice of this condition from the date of the filing for record of this deed.

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 in the several, several 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 real, estate, and proceeds thereof as aforesaid, the interest hereof being to vest in said American National Bank and Trust Company of Chicago the entire legal and equitable title thereto in full, in and to all of the real estate above described.

If the title in 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 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 such case made and provided.

And the said grantor hereby expressly waives and releases any and all right or benefits under and by virtue of any and all statutes of the State of Illinois, providing for exemption or homestead from sale on execution or otherwise.

In Witness Whereof, the grantor S aforesaid have hereunto set their hand and seal this 20th. day of October 19 81

Ross J. Anzalone (SEAL) Josephine Anzalone (SEAL)
ROSS J. Anzalone Josephine Anzalone

STATE OF Wisconsin County of Walworth A. L. Johnson a Notary Public in and for said County of Walworth County, in the State aforesaid, do hereby certify that ROSS J. Anzalone and Josephine Anzalone

personally known to me to be the same persons S whose names S are subscribed to the foregoing instrument and appeared before me this 20th day of October 19 81 in person, they S signed, sealed 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 seal this 20th day of October A.D. 19 81
A. L. Johnson Notary Public

My commission expires May 30, 1982

ST. ANTHONY'S
STATE OF ILLINOIS
RECORDS & REVENUE DEPARTMENT
RECORDER OF DEEDS
CLERK OF CIRCUIT COURT
32.50
CANDLER'S COUNTY
32.50
CITY OF CHICAGO
REAL ESTATE TRANSACTIONS TAX
26075321

3658-60 N. Lincoln Ave. Chicago, Ill. 60613

MAIL TO

BOX 533

For information only insert street address of above described property.

UNOFFICIAL COPY

COOK COUNTY, ILLINOIS
FILED FOR RECORD

1981 DEC -2 PM 3:05

Sidney R. Olson

RECORDER OF DEEDS

26075321

PROPERTY

Property of Cook County Clerk's Office

NOV 20 1981

END OF RECORDED DOCUMENT