

UNOFFICIAL COPY

THIS INSTRUMENT WAS PREPARED BY

*[Signature]*  
**DEED IN TRUST**

of The South Shore Bank  
of Chicago  
Form 1034 SS, Jeffery Boulevard  
Chicago, Illinois 60649

APR - 1-85

27496474

APR 1 1985 27496474 A - REC

A - REC

11.25

**THIS INDENTURE WITNESSETH, THAT THE GRANTOR,** Charlotte Alexander, divorced and  
not since remarried  
of the County of COOK and State of ILLINOIS, for and in consideration

of the sum of Ten and 00/100 ----- Dollars (\$ 10.00 -----),

in hand paid, and of other good and valuable considerations, receipt of which is hereby duly acknowledged, Convey  
and Warrant unto Chicago Title and Trust Company, a corporation of Illinois,  
as Trustee under the provisions of a certain Trust

Agreement, dated the 7th day of October 1982, and known as Trust Number 1082681,  
the following described real estate in the County of COOK and State of Illinois, to wit:

Lots 10, 11 and 12 in A. M. Raymond's Resubdivision of Lots 21, 22 and 25 in Division  
three South Shore Subdivision of the North Fractional 1/2 of Fractional Section 30,  
Township 38 North, Range 15 East of the Third Principal Meridian:  
Except that part of Lots 11 and 12 described as follows: commencing at a point on the  
Northwesterly line of Lot 12, 11.00 feet Northeastly of the Northwesterly corner of  
said Lot; thence Southeasterly parallel with the Northeastly line of said Lot 12,  
46.00 feet to the center line of 0.66 feet brick wall; thence Southwesterly along the  
center line of 0.66 feet brick wall, 14.75 feet to the center line of 0.50 feet wall,  
thence Southeasterly along center line of 0.50 feet wall, 54.25 feet to a point on the  
Southeasterly line of said Lots 11 and 12, thence Northeastly along the Southeasterly  
line of said Lots 11 and 12, 43.75 feet to the Southeasterly corner of said Lot 12;  
thence Northwesterly along the Northeastly line of said Lot 12 to the Northeastly  
corner of said Lot 12; thence Southwesterly along the Northwesterly line of Lot 12, 29  
feet to the point of beginning; in A.M. Raymond's Resubdivision of Lots 21, 22 and 25  
in Division 3 in South Shore Subdivision of the North Fractional 1/2 of Fractional  
Section 30, Township 38 North, Range 15 East of the Third Principal Meridian, in  
Cook County, Illinois.

27496474

5200131

Permanent Real Estate Index Number: 21-30-106-036-0000

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 lease, manage, protect and subdivide said real estate or any part thereof, to dedicate parks, streets, highways or alleys to vacate any subdivision or part thereof, and to resubdivide said real estate as often as desired, to contract to sell, to grant options to purchase, to sell on any terms, to sell on 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 powers and authorities vested in said Trustee, to donate, 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 leases to commence in the present or in 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 or 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 reversion and to contract respecting the making, extending the amount of present or future rentals, to partition or to exchange said real estate, 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 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 do 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, 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 to be 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 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 instrument and in said Trust Agreement or in all amendments thereof, if any, and binding upon all beneficiaries hereunder, (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 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 predecessor in trust.

This conveyance is made upon the express understanding and conditions that neither Chicago Title & Trust Co. individually or as Trustee, nor its successor 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 thereto, or for injury to persons or property happening in or about said real estate, any and all such liability being hereby expressly waived and released. Any 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 the then beneficiaries 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 its 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 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, a sale and proceeds thereof as aforesaid, the intention hereof being to vest in said Chicago Title & Trust Co. the entire legal and equitable title in the 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 register 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 exemption of homesteads from sale on execution or otherwise.

In Witness Whereof, the grantor aforesaid has hereunto set her hand and seal this 28th day of March, 1985.

Charlotte Alexander (Signature) [SEAL]
Charlotte Alexander [SEAL]

STATE OF ILLINOIS } I, IRIS R. JONES, a Notary Public in and for said
COUNTY OF COOK } ss. County, in the State aforesaid, do hereby certify that
CHARLOTTE ALEXANDER, divorced and not since remarried

personally known to me to be the same person whose name is she 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 28th day of March, A.D. 1985

[Signature] Notary Public
My commission expires January 4, 1989

Chicago Title and Trust Company 7261-71 South Exchange Avenue
Chicago, Illinois 60649 21-30-106-036-0000
34-001-40698-4 Box 533 For information only insert street address of above described property.

Stamp: Report under Real Estate Transfer Tax Act, Sec. 4 Cook County Ord. 96104, Par. 1. Sign: [Signature]