

# UNOFFICIAL COPY

**DEED IN TRUST**  
Form 191 Rev. 11-71

27 205 999

COOK CO. NO. 016

The above space for recorder's use only.

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THIS INDENTURE WITNESSETH, THAT THE GRANTORS, Raphael M. Nixon and Janet M. Nixon his wife 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 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 28th day of June, 19 84, and known as Trust Number 61473, the following described real estate in the County of Cook and State of Illinois, to wit:

Legal description attached hereto and expressly made a part hereof as Exhibit A-1

COOK COUNTY, ILLINOIS  
FILED FOR RECORD

27205999

10.00

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TO HAVE AND TO HOLD the said real estate with the appurtenances, upon the trust, 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, lease, 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 redivide said real estate as often as desired, in 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 grant to such successor or successors in trust all of the title, estate, powers and authorities vested in said Trustee, in 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 in commerce, in perpetuity, or for any period or periods of time, not exceeding in the case of any single demise the term of 124 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 covenants of any lease in force, 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 manner of fixing the amount of present or future rentals, to partition or to enhance 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 assent 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 in 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 deed or said Trust Agreement, 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 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 all amendments thereto, 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 duly 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 American National Bank and Trust Company of Chicago, 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 contributing to or any amendment thereto, or for injury to person 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 in the name 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 whomsoever 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 in or about 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 memorial, the words "in trust," or words of similar import, in accordance with the statute in such case made and provided.

And the said grantor, S... 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, S... aforesaid has hereunto set their hand S... and seal S... this 2nd day of August, 19 84

Raphael M. Nixon [SEAL] Janet M. Nixon [SEAL]

STATE OF Illinois } I, David B. Poggrund, a Notary Public in and for said County of Cook } County, in the State aforesaid, do hereby certify that Raphael M. Nixon and Janet M. Nixon, 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, 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 2nd day of August, A.D., 19 84

My commission expires April 12, 1988

American National Bank and Trust Company of Chicago  
Box 221  
For information only insert street address of above described property.

REGISTER OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
AUG 8 - 1984  
REVENUE  
23.00

CANCELLED  
REAL ESTATE TRANSACTION TAX  
Cook County  
AUG 8 1984  
23.00

Document Number  
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EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1:

Unit Number 1 of Building "D", as delineated on survey of the following described parcel of real estate (hereinafter referred to as "Parcel"):

Parcel of real estate (hereinafter referred to as "Parcel"):

The East 51.00 feet of the West 99.00 feet of the North 201.00 feet of the South 248.00 feet of Parcel "E" described as: that part of the South West 1/4 of the South East 1/4 of Section 23, Township 42 North, Range 10 East of the Third Principal Meridian, lying North of the South 280.00 feet thereof, lying South of the North 712.00 feet thereof; lying East of a line 1096.00 feet East of and parallel with the West line of the South West 1/4 of said South East 1/4 and lying West of a line 91.27 feet West of and parallel with the East line of the South West 1/4 of said South East 1/4 (except the North 60.00 feet of said Parcel), in Cook County, Illinois, which survey is attached as Exhibit "A" to Declaration of Condominium made by the Marquette National Bank, an Illinois corporation, as Trustee under Trust Agreement dated March 25, 1976 known as Trust Number 7193, recorded in the Office of the Recorder of Cook County, Illinois, as Document Number 24202894, together with an undivided 24.80 per cent interest in said Parcel (except from said Parcel all the property and space comprising all the units thereon as defined and set forth in said Declaration and Survey), in Cook County, Illinois.

PARCEL 2:

Easement appurtenant to and for the benefit of aforesaid Parcel 1, as set forth in Declaration recorded November 27, 1977 as Document Number 24202890 and as created by deed dated December 8, 1977 and recorded February 27, 1978 as Document 24342303 for ingress and egress, all in Cook County, Illinois.

EXHIBIT A - 1

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END OF RECORDED DOCUMENT