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COOK COUNTY, ILLINOIS  
FILED FOR RECORD

COOK  
CO. NO. 016

1985 MAY -1 PM 2:20

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WARRANTY DEED IN TRUST



STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
REVENUE  
0 5 0 0

THE GRANTOR: JACOBS BOILER AND MECHANICAL INDUSTRIES, INC., a corporation created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, successor in interest to JACOBS WELDING AND BOILER WORKS, INC. a corporation of Illinois, for and in consideration of the sum of TEN AND NO/100 (\$10.00) Dollars, in hand paid, and pursuant to authority given by the Board of Directors of said corporation COMEYS and WARRANTS unto the: LAKE VIEW TRUST AND SAVINGS BANK, a corporation of Illinois, 3201 North Ashland Avenue, Chicago, Illinois, 60657, as Trustee under the provisions of a trust agreement dated January 29, 1985 known as Trust No. 6757, the following described Real Estate situated in the County of Cook in the State of Illinois:

Lot 155 in John P. Altgeld's Subdivision of Blocks 1 to 4, the North 1/2 of Lot 6 and all of Lot 7 lying Northeasterly of center line of Lincoln Avenue in Subdivision by Executors of W. E. Jones in Section 29, Township 40 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois

Commonly known as: 1351 W. Belmont, Chicago, IL 60630

Real Estate Tax # 14-29-1(2-1)

11 00

69-94-323 A2  
CANCEL Cook County

0 5 0 0



DO GRANT AND TO HOLD the said premises 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 subdivide said premises or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to resubdivide said property 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 premises to 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, pledge or otherwise encumber said 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 any lease 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 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 manner of fixing the amount of present and future rentals, to partition or 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 easement appurtenant to said premises or any part thereof, and to deal with said property and every part thereof in all other ways and for such other consideration 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 remises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on said premises, or be obliged to see that 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 of the 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 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 said trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder, (c) that said trustee 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.  
The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale or 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, 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 or note in the certificate 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 waive and release any and all right or benefit under and by virtue of and the statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

In Witness Whereof, said Grantor has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its President and attested by its Secretary, this 29th day of January, 1985.

JACOBS BOILER AND MECHANICAL INDUSTRIES, INC.  
successor in interest to  
JACOBS WELDING AND BOILER WORKS, INC.

IMPRESS  
CORPORATE SEAL  
HERE

By: [Signature] President  
Attest: [Signature] Secretary

space for affixing Riders and Revenue  
85 001 159

CHICAGO  
5 0 0 0

Prepared by:  
ROBERT A. CARRANE  
20 NORTH CLARK ST.  
CHICAGO, ILLINOIS 60602

UNOFFICIAL COPY

NOTARY PUBLIC

STATE OF ILLINOIS )  
 ) SS.  
COUNTY OF COOK )

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that CLARENCE J. JACOBS, personally known to me to be the President of JACOBS BOILER AND MECHANICAL INDUSTRIES, INC., successor in interest to JACOBS WELDING AND BOILER WORKS, INC., and THOMAS G. JACOBS, personally known to me to be the Secretary of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such President and Secretary they signed and delivered the said instrument as President and Secretary of said corporation, and caused the corporate seal to be affixed thereto, pursuant to authority, given by the Board of Directors of said corporation, as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal this 8<sup>th</sup> day of March, 1985.

AFFIX  
NOTARIAL SEAL  
HERE

Angela J. Felder  
Notary Public

Commission expires: \_\_\_\_\_

85 001 159

MAIL ( Lake View Trust and Savings Bank  
TO: ( Trustee Under Trust No. \_\_\_\_\_  
( 3201 North Ashland Avenue  
( Chicago, Illinois 60657

Address of Property:

M. Belmont

Chicago, Illinois 60620  
The above address is for statistical purposes only and is not a part of this Deed.

OR RECORDER'S OFFICE BOX NO. 333

SEND SUBSEQUENT TAX BILLS TO:

Lake View Trust and Savings Bank  
3201 North Ashland Avenue  
Chicago, Illinois 60657

END OF RECORDED DOCUMENT