

UNOFFICIAL COPY

DEED IN TRUST
(WARRANTY)

8 5 2 0 5 85 205 201

(The Above Space For Recorder's Use Only)

THIS INDENTURE WITNESSETH, that the Grantor Harold Robbins,
 a bachelor
 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 B and Warranty B unto Capitol Bank and Trust of Chicago, an Illinois banking corpora-
 tion whose address is 4801 West Fullerton, Chicago, Illinois, and duly authorized to accept and execute trusts within the State of
 Illinois, as Trustee under the provisions of a certain Trust Agreement, dated the 26 day of August, 1985, and
 known as Trust Number 913, the following described real estate in the County of
Cook and State of Illinois, to-wit:

The South 1/2 of Lot 9 in Block 5 in Stone and Company's
 Subdivision of the East 60 acres of the North 1/2 of the
 North East 1/4 of Section 25, Township 40 North, Range 12
 East of the Third Principal Meridian (except part dedicated
 for Belmont Avenue and except that part lying North of
 Belmont Avenue) in Cook County, Illinois

Commonly known as 3131 N Odell Ave,
Chicago, Illinois

2-25-205-014-0000

11.00

TO HAVE AND TO HOLD the said real estate with the appurtenances, upon the trusts, and for the uses and purposes hereinafter set forth

Full power and authority is hereby granted to said Trustee with respect to the real estate or any part or parts of it, and at any time or
 times to improve, manage, protect and subdivide said real estate or any part thereof, to dedicate parks, streets, highways or alleys and to
 vacate or subdivide any part thereof, and to establish said real estate as follows, in contrast to all, to grant options to purchase
 same, 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 to donate, to lease, 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, on parsonage or otherwise, by lease to commence in the present or in the 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 ten years, and to renew or extend
 leases upon any terms and for any period or periods of time and to amend, change or modify the terms and provisions thereof
 at any time or times hereafter, to grant or lease and to grant options to lease and options to renew leases and options to purchase
 the whole or any part of the real estate and to execute and to execute the manner of issuing the amount of present or future rentals, to
 partition in 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 all other considerations as would be lawful for any
 person having 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 or any successor in trust, in relation to said real estate, be held liable to whom said real estate
 or any part thereof shall be conveyed, contracted to be sold, leased or otherwise disposed of by said Trustee, or any successor in trust, be obliged to
 see to the application of any part of the money, rent or money, hereunder or advanced on the trust property, or be obliged to see that the
 terms of the trust have been complied with, to be liable in any way to the Trustee, or any successor in trust, or to be liable for 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 relying upon or claiming under any such deed, mortgage or other instrument, and that at the time of the delivery
 thereof the Trustee created by this deed and by said Trust Agreement, shall full force and effect, that such conveyance or other instru-
 ment was executed in accordance with the trust, conditions and purposes contained herein and in said Trust Agreement or in all
 amendments thereof, if any, and in handing upon all beneficiaries in trust, to that said Trustee, or any successor in trust, was duly
 authorized and empowered to execute and deliver every such deed, mortgage or other instrument, and that the conveyance or other instru-
 ment 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 the same, as if they had been appointed or trust.

The conveyance is made upon the express understanding and conditions that the Grantor, neither individually or as Trustee, nor its
 successor or successors in trust shall incur any personal liability to be subject to any claim, judgment or decree for any reason if or they
 or its or their agents or attorneys may be or may be deemed to be or may be held liable in any way for the performance of the deed or said Trust
 Agreement or any amendment thereof, or for injury to person or property happening 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 con-
 nection with said real estate may be entered into by it in the name of the then beneficiary under said Trust Agreement as their attorney
 in fact, hereby specifically 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 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 dis-
 charge thereof. All persons and corporations whatsoever and whatsoever shall be charged with the knowledge of the 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, rents and proceeds arising from the sale or any other disposition of the trust property, and such
 interest is hereby declared by the Trustee to be personal property, and no beneficiary hereunder shall have any title or interest, legal or equitable, in or
 to said trust property as such, but only an interest in the earnings, rents and proceeds thereof as aforesaid, the interest hereof being to
 vest in the Trustee the entire legal and equitable title in fee simple, and to all of the trust property above described.

If the title to any of the trust property is now or hereafter registered, the Registrar of Titles is hereby directed not to issue or note
 in the certificate of title or duplicate thereof, or memorial, the words "in trust" or "upon condition" or "with reservations" 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 to benefit under and by will or otherwise, and all
 statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

IN WITNESS WHEREOF, the Grantor Harold Robbins, hereunto set his hand and seal this 20th
 day of September, 1985

[Seal] Harold Robbins [Seal]
 Harold Robbins [Seal]

STATE OF Illinois
 COUNTY OF Cook

I, RAYMOND F. VOGEL, a Notary Public in and for said County, in the State
 aforesaid, do hereby certify that Harold Robbins

personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared be-
 fore me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his free and volun-
 tary 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 20 day of September, 1985

Commission expires April 24 1986 Raymond F. Vogel
 NOTARY PUBLIC

Document Prepared By: Raymond F. Vogel ADDRESS OF PROPERTY: 3131 N. Odell Avenue

7011 W. Higgins Rd., 60636 Chicago 60635

THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES
 ONLY AND IS NOT A PART OF THIS DEED

SEND SUBSEQUENT TAX BILLS TO

(Name)

(Address)

STATE OF ILLINOIS
 REAL ESTATE TRANSFER TAX
 DEPT OF REVENUE
 3350
 CHICAGO, ILLINOIS 60601
 CITY OF CHICAGO
 REAL ESTATE TRANSFER TAX
 DEPT OF REVENUE
 3350
 CHICAGO, ILLINOIS 60601

Ball
 70-11531 DS

800-610-5025

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Property of Cook County Clerk's Office

RETURN TO: CHRYSTAL BANK, 480 N. LAKE STREET, CHICAGO, IL 60611

COOK COUNTY CLERK'S OFFICE

Scott M. Fisher
Attorney at Law
1325 Remington Road
Suite 8

TRUST NO. _____

Schaumburg, IL 60195 FOX 333-JH

COOK COUNTY, ILLINOIS

1505 SEP 25 PM 2:47

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DEED IN TRUST

(WARRANTY DEED)

TO



TRUSTEE