

DEED IN TRUST

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Form 191 Rev. 11-74

The above space for recorder's use only

STL # C-85-045-24-88

THIS INDENTURE WITNESSETH, THAT THE GRANTORS, ROBERT B. LEVIN and BONNIE L. LEVIN, his wife of the County of Cook and State of Illinois, for and in consideration of the sum of Ten and no/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 19th day of September 19 85, and known as Trust Number 65573

the following described real estate in the County of Cook and State of Illinois, to wit:

See Exhibit A attached hereto and by this reference incorporated herein.

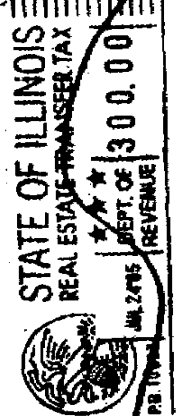
Subject only to: General taxes for 1984 and subsequent years; building lines and building and liquor restrictions of record; zoning and building laws and ordinances; private, public and utility easements; covenants and restrictions of record as to use and occupancy.

COOK COUNTY, ILLINOIS

1985 OCT 10 AM 11:10

85229261

Permanent Real Estate Index Nos.: Parcel 1: 04-13-304-017 Parcel 2: 04-13-304-016



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THE HAYK 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 subdivide said real estate or any part thereof, to dedicate, streets, highways or alleys to take any sidewalks or paths thereon and to redivide said real estate as often as desired, to contract to sell or grant options to purchase, to sell on any terms to convey, either with or without consideration, to lease 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, pledge or otherwise encumber said real estate, or any part thereof, in any manner, to lease said real estate, or any part thereof, from time to time, in possession or reversion, for years or months, in 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 198 years, and to renew or extend leases upon any terms and on 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 regarding the manner of doing the amount of present or future rentals in partition of its 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 should be lawful for any person owning the same to deal with the same, whether similar to or different from the ways there 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 in title, the Register of Titles of any claims existing upon or claiming under any such conveyance, lease or other instrument, and that as the time of the delivery thereof the trust created by this indenture and by said Trust Agreement was in full force and effect, 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 thereof, it 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 condition 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 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 of said Trust Agreement 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 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 as the election of the Trustee, in its own name, as Trustee of an express trust and not incidentally 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 only in the earnings, avails 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, avails and proceeds thereof as aforesaid; the intention being to bring in trust 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 Register of Titles is hereby directed not to register or sell to 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 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 VC hereunto set their hands and seal S this 7 day of October 19 85

ROBERT B. LEVIN (SEAL) BONNIE L. LEVIN (SEAL)

STATE OF Cook County, in the State aforesaid, do hereby certify that ROBERT B. LEVIN and BONNIE L. LEVIN, his wife

personally known to me to be the same person, S whose name, S BFC appeared before me this day in person and acknowledged that they 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 7 day of October A.D., 19 85

My commission expires 8-31-87

Revenue Stamps: REAL ESTATE TRANSFER TAX 300.00, JUN 1985, COOK COUNTY

Document Number 85 229 261

American National Bank and Trust Company of Chicago Box 221

12 Country Lane Northfield, Illinois For information only insert street address of above described property.

UNOFFICIAL COPY

Property of Cook County Clerk's Office

MAIL TO →

Mail to:

Gregory Thayer
Three First Ma
Suite 390
Chap Ill 6

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EXHIBIT A

PARCEL 1:

That part of the South twenty (20) acres of the South West quarter of the South West quarter of Section thirteen (13), Township forty two (42) North, Range twelve (12), East of the Third Principal Meridian, described as follows: commencing at a point two hundred eighty one and five tenths (281.5) feet West of the East line of said South West quarter of the South West quarter of Section thirteen (13) aforesaid and one hundred sixty four and one tenth (164.1) feet North of the South line of the South West quarter of the South West quarter of said Section thirteen (13); thence East on a line one hundred sixty four and one tenth (164.1) feet North of the South line of the South West quarter of the South West quarter of Section thirteen (13), thirty (30) feet to a point; thence North and parallel to the East line of the South West quarter of said Section thirteen (13), two hundred eighty three and two tenths (283.2) feet to the center of a twenty (20) foot private road; thence West and parallel to the line one hundred sixty four and one tenth (164.1) feet North of the South line of the South West quarter of the South West quarter of said Section thirteen (13), thirty (30) feet to a point; thence South two hundred eighty three and two tenths (283.2) feet and parallel to the East line of the South West quarter of the South West quarter of said Section thirteen (13) to the place of beginning;

ALSO

PARCEL 2:

A tract of land described as follows: commencing at a point four hundred forty (440) feet East of the East line of the South West quarter of the South West quarter of Section thirteen (13), Township forty two (42) North, Range twelve (12), East of the Third Principal Meridian, and one hundred sixty four and one tenth (164.1) feet North of the South line of the South West quarter of the South West quarter of Section thirteen (13) in center of sixteen (16) foot private road; thence East one hundred fifty eight and five tenths (158.5) feet on line one hundred sixty four and one tenth (164.1) feet North of the South line of the South West quarter of the South West quarter of Section thirteen (13) to a point; thence North and parallel to the East line of the South West quarter of said Section thirteen (13), two hundred eighty three and two tenths (283.2) feet to center of twenty (20) foot private road thence West and parallel to the North line of the South one hundred sixty four and one tenth (164.1) feet of the South West quarter of the South West quarter of said Section thirteen (13), one hundred seventy eight and five tenths (178.5) feet to a point in the center of sixteen (16) foot private road; thence South one hundred seventy three (173) feet and parallel to the East line of the South West quarter of the South West quarter of said Section thirteen (13) to a point in center of sixteen (16) foot private road; thence South Easterly along center line of said sixteen (16) foot private road one hundred twelve (112) feet to the place of beginning, all in Cook County, Illinois.

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