

DEED IN TRUST UNOFFICIAL COPY 86471152

Form 101 Rev. 11-71

The above space for recorder's use only

COOK COUNTY, ILL.

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THIS INDENTURE WITNESSETH, THAT THE GRANTOR, Genevieve M. Loeb, a widow 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, Conveys and Warrants 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 9th day of September 1986, and known as Trust Number 069389-06 the following described real estate in the County of Cook and State of Illinois, to wit:

Lot 12 in Block 3 in Irving Park, a Subdivision of the South East 1/4 of Section 15 and North 1/2 of the North East 1/4 of Section 22, Township 40 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois

COOK COUNTY, ILLINOIS

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STATE OF ILLINOIS REAL ESTATE TRANSFER TAX REVENUE OCT 10 1986 3 8 50

COOK COUNTY REAL ESTATE TRANSACTION TAX REVENUE OCT 10 1986 3 8 50

CITY OF CHICAGO REAL ESTATE TRANSACTION TAX REVENUE OCT 10 1986 3 8 50

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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 improve, maintain, protect and subdivide said real estate of any part thereof, to dedicate parks, streets, highways or alleys to locate any subdivision or part thereof, and to redivide said real estate as often as desired, to 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, 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 lease to commence in present or in future, and 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 leasing of 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 shares of any kind, in lease, 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 in fee simple 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 moneys 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, including the Registrar of Titles of said County, relying upon or claiming under any such conveyance, lease or other instrument, and 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, and that such conveyance or other instrument was executed in accordance with the terms, conditions and limitations contained in this Indenture and in said Trust Agreement or in all amendments thereof, if any, and binding upon all beneficiaries thereof, and 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 all of the estate, rights, powers, authorities, duties and obligations of the Trust or their production in Trust.

This certificate is made upon the express declaration 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 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 thereof, or for injuries to persons or property happening in or about said real estate, or about said real estate, and all such liability, judgment or decree shall be the 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 Trust beneficiaries under said Trust Agreement as their attorney-in-fact hereby irrevocably appointed for such purposes, or, at the direction 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 this filing in 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 accruing 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 the said earnings 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 any 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, 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 in execution or otherwise.

In Witness Whereof, the grantor aforesaid has hereunto set her hand, and seal this 11th day of September 1986. Genevieve M. Loeb

STATE OF Illinois, Martin J. Rubin, a Notary Public in and for said County of Cook, do hereby certify that Genevieve M. Loeb, a widow, personally known to me to be the same person, whose name is she, 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 seal this 11th day of September A.D., 1986. Notary Public

OFFICIAL SEAL, MARTIN J. RUBIN, NOTARY PUBLIC STATE OF ILLINOIS, MY COMM. EXP. JULY 13, 1990

American National Bank and Trust Company of Chicago, Box 221

Prepared by Martin Rubin, 34 South LaSalle Street Chicago, IL 4333 North Kildare, Chicago, IL 60603

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