UNOFFICIAL COPY

THIS INSTRUMENT PREPARED BY:
[illegible]
ATTORNEY AT LAW
2520 NORTH LINCOLN
CHICAGO, IL

DEED IN TRUST

87511128

THIS INDENTURE WITNESSETH, That the Grantor, Patricia A. Dwyer, a single person never married

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 and WARRENTS unto MID TOWN BANK AND TRUST COMPANY OF CHICAGO, a corporation duly organized and existing as an Illinois banking corporation under the laws of the State of 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 21st day of July 19 87, and known as Trust Number 1545, the following described real estate in the County of Cook and State of Illinois, to-wit:

Lot 68 in Albert Wisner's Subdivision of Blocks 1 and 2 in the West ½ of Block 7 in the Canal Trustees' Subdivision of the East ½ of Section 29, Township 40 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois

PTIN: 14-29-227-003 AGO M

ADDRESS: 2821 North Racine
Chicago, Illinois

12 00

COOK COUNTY, ILLINOIS
FILED FOR RECORD

1987 SEP 18 PM 3:09 87511128

SUBJECT TO

Real Estate Tax # 14-29-227-003

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, manage, protect and subdivide said real estate or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to resubdivide 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 leases to commence in praesenti or in futuro, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 198 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 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 manner of fixing 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 charges of any kind, to release, convey or assign any right, title or interest in or about or easement 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 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 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, 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 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 terms, conditions and limitations contained in this Indenture and in 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 the earnings, avails and proceeds thereof as aforesaid, the intention hereof being to vest in said Mid Town 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 now is or hereafter shall be registered, the Registrar of Titles is hereby directed not to register or note any conveyance, mortgage or other instrument or memorial, the words in addition to or in lieu of "not negotiable" or words of similar import, in accordance with the statute in such case made and provided, or whether or not shall be required by virtue of any condition expressed in any such instrument, or shall not be required by virtue of the provisions of this Indenture or of said Trust Agreement; and if any such instrument shall be registered or noted, it may contain in addition to or in lieu of the aforesaid words, a memorandum, to be approved by the Registrar, setting forth that the same is executed and delivered subject to the terms of this Indenture and of said Trust Agreement, but the omission of such memorandum shall not affect in any manner the obligation of such instrument.

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 the exemption of homesteads from sale on execution or otherwise.

In Witness Whereof, the grantor aforesaid has hereunto set her hand and seal this 31st day of August 19 87

Patricia A. Dwyer (SEAL)
Patricia A. Dwyer

State of Illinois
County of Cook } ss.

I, Lloyd Gussis, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Patricia A. Dwyer, a single person never married personally known to me to be the same person whose name subscribed to the foregoing instrument, 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 official seal, this 31st day of August 19 87

September 6th

Notary Public

Return to:
Mid Town Bank and Trust Company of Chicago
2021 North Clark St.
Chicago, Ill. 60614
ATTN: Trust Dept.

TRA C&J

BOX 333 — TH

71-22-615 DF Hamilton (DF)

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