

88139084

THIS INDENTURE WITNESSETH, That the Grantor, MADELYN SMITH, Divorced and not since remarried, of 2456 West Warner, Chicago, Illinois 60618 of the County of Cook and State of Illinois, for and in consideration of the sum of TEN AND NO/100ths Dollars (\$10.00), in hand paid, and of other good and valuable considerations, receipt of which is hereby duly acknowledged, Conveys and Warrant s unto COMMUNITY BANK & TRUST COMPANY OF EDGEWATER, a corporation duly organized and existing as a state banking association 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 MARCH 1988, and known as Trust Number 88-04-462, the following described real estate in the County of Cook and State of Illinois, to-wit:

See Attached Legal:

DEPT-01  
TR 101  
1987  
TRAN 4753 04/01/88 11:41:00  
\* 139084  
\$12.75  
COOK COUNTY RECORDER

88139084

12.00 MAIL

Permanent Index Number: 14-05-326-062-0000 AKK THIS INSTRUMENT PREPARED BY:

SUBJECT TO Covenants and Restrictions of record.

**ANTHONY N. PANZICA**  
ATTORNEY AT LAW  
3347 W. IRVING  
CHICAGO, IL 60618

TO HAVE AND TO HOLD the said real estate with the appurtenances, upon the trusts, and for the use of 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 redivide said real estate as often as desired, to contract to sell, to grant options to purchase, to sell in 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 with or without consideration, 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 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 99 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 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, 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 (including the Registrar of Titles of said county) 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 in said Trust Agreement or in all amendments thereof, if any, and binding upon all beneficiaries thereunder, (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 Community Bank & Trust Company of Edgewater, 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 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 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 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 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 the earnings, avails and proceeds thereof as aforesaid, the intention hereof being to vest in said Community Bank & Trust Company of Edgewater 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 in the certificate of title or duplicate thereof, or memorial, the words "in trust," or "upon condition," or "with limitations," or "with conditions of similar import, in accordance with the statute in such case made and provided, and said Trustee shall not be required to produce the said Agreement or a copy thereof, or any extracts therefrom, as evidence that any transfer, charge or other dealing involving the registered lands is in accordance with the true intent and meaning of the trust.

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 25th day of MARCH 1988  
Madelyn Smith [SEAL]  
Madelyn Smith [SEAL]

State of Illinois )  
County of Cook ) SS. JOSEPHINE R. LENTINO a Notary Public in and for said County, in the state aforesaid, do hereby certify that Madelyn Smith, Divorced and not since remarried

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.  
I have under my hand and notarial seal this 25th day of MARCH 1988  
Josephine R. Lentino  
Notary Public

This space for affixing Index and Revenue Stamps  
Exempt under Real Estate Transfer Tax Act Sec. 4  
Par. 2 & Cook County Ord. 95104 Par. 1  
Date 4/5/88 Sign. MM Nickel

Document Number  
88-139084

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Property of Cook County Clerk's Office



Mail to

Anthony M. Rinzia

3349 W. Irving

Chicago, IL 60618

881.39084

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THAT PART OF LOTS 30 AND 31 IN BLOCKS 1 IN BRYN MAWR ADDITION TO EDGEWATER, A SUBDIVISION OF THAT PART OF THE SOUTH 43 RODS OF THE WEST 1/2 OF THE SOUTH WEST 1/4 OF SECTION 5, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF THE GREEN BAY ROAD (NOW CLARK STREET) TAKEN AS A SINGLE TRACT OF LAND, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY LINE OF SAID SINGLE TRACT AT A POINT 50 FEET NORTHWESTERLY OF THE SOUTHWESTERLY CORNER OF SAID TRACT; THENCE NORTHEASTERLY AT RIGHT ANGLES ALONG THE DIVISION LINE BETWEEN BRICK WALLS, A DISTANCE OF 67.44 FEET TO THE WEST FACE OF A BRICK WALL; THENCE NORTHWESTERLY ALONG SAID WALL, A DISTANCE OF 4 FEET TO A CORNER OF SAID WALL; THENCE NORTHEASTERLY ALONG A BRICK WALL, A DISTANCE OF 2.56 FEET TO A POINT; THENCE NORTHWESTERLY ALONG A LINE OF THE WESTERLY FACE OF BRICK WALL AND BRICK WALL EXTENDED SOUTH, A DISTANCE OF 40.87 FEET MORE OR LESS TO A POINT ON THE NORTH LINE OF SAID SINGLE TRACT, WHICH POINT IS 45.65 FEET WEST OF THE NORTHEASTERLY CORNER OF SAID SINGLE TRACT; THENCE WEST ON THE NORTH LINE OF THE SINGLE TRACT, A DISTANCE OF 70.51 FEET, MORE OR LESS TO THE NORTHWEST CORNER OF SAID SINGLE TRACT; THENCE SOUTHEASTERLY ALONG THE WESTERLY LINE OF SAID TRACT, A DISTANCE OF 54.82 FEET MORE OR LESS TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

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