

DEED IN TRUST

UNOFFICIAL COPY

31567155 5

(WARRANTY)

(The Above Space For Recorder's Use Only)

THIS INDENTURE WITNESSETH, that the Grantors

Edward J. Kramer and

Ann V. Kramer, his wife,

Cook

and State of

Illinois

for and in consideration of the sum

Ten and no/100---

Dollars.

10.00

in互互 part and of other good and valuable considerations, receipt of which is hereby duly

Bank of Chicago/Garfield Ridge

an Illinois bank

acknowledge the foregoing instrument a valid and unto

Chicago

Illinois and duly authorized to accept and execute trusts within the State of Illinois, as Trustee

under the provisions of the said Trust Agreement, dated the 16th day of July, 1991, and known as Trust Number

91-7-10

the following described real estate in the County of

Cook

and State of Illinois, to wit:

LOT 8 (EXCEPT THE NORTH 90 FEET THEREOF) IN BLOCK 10 IN F. H. BARTLETT'S GARFIELD RIDGE BEING A SUBDIVISION OF ALL THAT PART OF THE WEST HALF OF THE WEST HALF OF SECTION 17, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN LYING NORTH OF INDIANA HARBOR BELT RAILROAD (EXCEPT THE NORTH WEST QUARTER OF THE NORTH WEST QUARTER OF SAID SECTION 17) IN COOK COUNTY, ILLINOIS.

P.I.N. 19-17-19-008

TO HAVE AND TO HOLD the same to the Grantee, 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 given to said Trustee with respect to the real estate or any part or parts of it, and at any time or times to impose, increase, protect or divide said real estate or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, to lease said real estate as often as desired, to contract to sell, to grant options to purchase, to sell or otherwise dispose of the same, with or without consideration, to convey said real estate or any part thereof to a successor or successors in title, and to give to the said successor or successors in trust all of the title, estate, powers and authorities vested in said Trustee, to locate, to divide, to subdivide or otherwise encumber said real estate or any part thereof, to lease said real estate, or any part thereof, for time or times in perpetuity or reversibly, by leases to commence in the present or in the future and upon any terms and for any period or periods of time and continuing in the case of any single demise the term of 198 years, and to renew or extend leases upon the terms and conditions precedent in time and to amend, change or modify leases and the terms and provisions thereof at any time or times thereafter, to contract to have leases and to grant options to lease, options to renew leases and options to purchase the whole or any part of the real estate, and to contract respecting the manner of fixing the amount of present or future rentals, to partition or 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 would be lawful for any person making 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 part, 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 the trust property, or be obliged to see that the terms of the 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 trust property 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 Deed 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 herein and in said Trust Agreement or in all amendments thereto, if any, and is 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 us, his or their predecessor in trust.

This conveyance is made upon the express condition inuring and condition that the Trustee, neither individually nor as Trustee, nor its successors in trust shall in any way be personally liable or be subjected to any claim, judgment or decree for anything of or they or its or their agents or attorneys may do or omit to do in or about the said real estate or to the provisions of this Deed or said Trust Agreement or any amendment thereto, or for injury to person or property happening in or about the said real estate, any and all such liability being hereby expressly waived and released. Any interest obligation or indebtedness incurred or entered into by the Trustee in connection with said real estate may be enforced by it in the name of the then beneficiaries of said Trust Agreement as their attorney-in-fact, hereby successively appointed for all purposes, 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. No persons, individuals, corporations, whomsoever, and whatsoever shall be chargeable with notice of this condition from the date of the filing for record of this Deed.

The interest of each and every beneficiary herein for so long as said Trust Agreement and all persons claiming under them or any of them shall be in the earnings, assets and proceeds arising from the sale of any other expression of the trust property, 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 trust property, except but only an interest in the earnings, assets and proceeds thereof as aforesaid, the intention hereof being to vest in the Trustee the entire legal and equitable title in fee simple, in and to all of the trust property, above described.

If the title to any of the trust property should thereafter register, or memorial, the same will be in trust, or upon condition, or with limitation, or words of similar import, in accordance with the statute or laws in case made and provided.

And the said Grantor, S. hereby expressly states and certifies, any and all right or interest he had by virtue of law and all statutes of the State of Illinois, prior to the execution of homesteads from sale on execution or otherwise.

IN WITNESS WHEREOF, the Grantor, S., aforesigned, has hereunto set their, hands, and seals, this 16th day of

July, 1991.

Edward J. Kramer
Edward J. Kramer

Ann V. Kramer
Ann V. Kramer

STATE OF Illinois
COUNTY OF Cook

Arnold H. Ginsburg, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Edward J. Kramer and Ann V. Kramer, his wife, personally known to me to be the same persons S. whose names S. are, subscribed to the foregoing instrument, appeared before me this day in person, acknowledged the same to be their free and voluntary act, for the purpose therein contained, and delivered the said instrument as their free and voluntary act, for the purpose therein contained, sealing and delivering the same, including the release and waiver of the right of homestead.

GIVEN under the NOTARIAL SEAL of ARNOLD H. GINSBURG, a Notary Public, State of Illinois

Commission expires MY COMMISSION EXPIRES 4/8/95

Document Prepared by:

Arnold H. Ginsburg

5756 Archer

Chicago, Illinois 60638

MAIL TO

ADDRESS OF PROPERTY
5735 South Merrimac
Chicago, Illinois 60638
THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES
ONLY AND IS NOT A PART OF THIS DEED
SEND SUBSEQUENT TAX BILLS TO
Edward J. Kramer
5735 South Merrimac
Chicago, Illinois 60638

DOCUMENT NUMBER

APPLY "RIDERS" OR REVENUE STAMPS HERE

Exempt under Estate Transfer Tax Act Sec. 4
Per _____
Date 6/23/91

COOK County Ord. 25104 PSC 4
Sign. h. J. Kramer

31567155

RETURN TO.

Bank of Chicago/Garfield Ridge
6353 West 55th Street
Chicago, Illinois 60638

TRUST NO. _____

DEED IN TRUST

(WARRANTY DEED)

TO

Bank of Chicago/Garfield Ridge

Chicago, Illinois

TRUSTEE

1567155

COOK COUNTY RECORDER
43498 4 A * - 91-567150
141111 TRAN 7462 10/30/91 09:29:00
DEPT-01 RECORDINGS 113,50

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