

DEED IN TRUST UNOFFICIAL COPY

93007861

The above space for recorder's use only

THIS INDENTURE WITNESSETH, THAT THE GRANTOR, G. EARLY, a Bachelor, 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, Convey and Warrant unto METROPOLITAN BANK and TRUST COMPANY, an Illinois banking corporation as Trustee under the provisions of a certain Trust Agreement, dated the 10th day of November 19 92, and known as Trust Number 1937, the following described real estate in the County of Cook and State of Illinois, to wit: Street address: 3300 S. Morgan, Chicago, IL.

Legal description: Lot 2 in Harland & Others' Addition to Chicago, being a Sub-division of part of the Southwest Quarter of the Northeast Quarter of Section 32, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois Permanent Index No. 17-32-217-163 Commonly known as 3300 S. Morgan, Chicago, IL 60608

DEPT-01 RECORDING \$23.50
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COOK COUNTY RECORDER

TO HAVE AND TO HOLD the said real estate with the appurtenances, upon the trusts, and for the use, and purposes upon the limitations set forth in said Trust Agreement

Full power and authority consistent with the above described Trust Agreement 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 execute any subdivisions or plat thereof, and to reestablish said real estate as often as desired, to construct or sell, to grant leases to purchase, to sell or to lease, to convey either with or without consideration, to convey said real estate or any part thereof to a trustee or trustees in trust and to grant to such trustee or trustees in trust all of the title, estate, powers and authorities vested in said Trustee, to lease, to mortgage, to 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 in common or in severalty, and upon any terms and for any period or periods of time, not exceeding ten (10) years, in the case of any single estate the term of 100 years, and to renew or extend leases upon any terms and for any period or periods of time, not exceeding ten (10) years, and to renew or extend leases and to grant options to lease and options to renew leases and options to purchase the whole or any part of the premises and to renew or extend leases upon any terms and for any period or periods of time, not exceeding ten (10) years, or to assign any right, title or interest in or about or statement appertaining 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 may be lawful for any person acting in the name of said Trustee to deal with the same, whether similar to or different from the ways herein 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 in 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 execution of any public record, survey or money borrowed or advanced on said real estate, or be obliged to see to 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 required 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, covenants and limitations contained in this Indenture and in said Trust Agreement or in all amendments thereof, if 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 or other instrument and (d) if the conveyance or other instrument is made to a trustee or trustees in trust, that such trustee or trustees in trust have been properly appointed and are fully vested with all the title, estate, rights, powers, authorities, duties and obligations of him, his or their predecessor in law.

This Indenture is made upon the express understanding and conditions that neither Metropolitan Bank and Trust Company, individually or as Trustee, nor its successors or assigns in trust shall incur any personal liability or be subjected to any claim, judgment or decree or anything in the nature of any of them, or be liable in any way for or on account of the said real estate or under the provisions of this Deed or said Trust Agreement or any amendments thereof, or for the injury to persons or property happening in or about said real estate, any such liability being hereby expressly waived and released. Any contractual obligation or indebtedness incurred or incurred by the Trustee in connection with said real estate may be entered into by it in the case of the trust 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 proceeds and collections of monies and whatever may 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 premises, assets and proceeds arising from the sale of 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, assets and proceeds thereof as aforesaid, the intention hereby being to vest in said Metropolitan Bank and Trust Company 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 public records of title or duplicate thereof, or to register, the words "in trust," or words equivalent, 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, releases, and waives any and all right of benefit under and by virtue of any and all laws of the State of Illinois, providing for exemption of homesteads from sale on execution or otherwise.

In Witness Whereof, the grantor, G. EARLY, aforesaid has hereunto set his hand and seal this 15th day of December 19 92 (SEAL) G. EARLY (SEAL)

STATE OF ILLINOIS } Linda M. Bloomstrand
County of COOK } a Notary Public in and for said
County, in the State aforesaid, do hereby certify that G. EARLY, a Bachelor

personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me on this day in person and acknowledged that he signed, sealed and delivered the said instrument as his 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 OF OFFICE this 15th day of December, A.D. 19 92 My Commission Expires 10/21/96 Notary Public

Mail to: METROPOLITAN BANK and TRUST COMPANY
2201 W. CERMAK ROAD
CHICAGO, ILLINOIS 60608
Attention: TRUST DEPARTMENT

THIS INSTRUMENT PREPARED BY:
Richard D. Glickman
111 W. Washington - 1025
Chicago, IL 60602

This space for affixing Riders and Revenue Stamps

Document Number

UNOFFICIAL COPY

PROPERTY TAX STATEMENT
FOR THE YEAR 1981
PROPERTY IDENTIFICATION NUMBER 22007

Cook
CO. RC. 016
24843



STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX

PS (3687)

JAN-6'83

DEPT. OF
REVENUE

03.00

57058

Cook County

REAL ESTATE TRANSACTION TAX

REVENUE
STAMP
PS 11422

JAN-6'83



01.50

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Property of Cook County Clerk's Office

