

UNOFFICIAL COPY

43-12-600793
11(20)

WARRANTY DEED IN TRUST

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RECORDED

MAR 30 1971 2 20 PM

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The Above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor, JOSEPH J. ANZALONE, a
widower and not remarried
of the County of Cook and State of Illinois, for and in consideration
of the sum of TEEN and 00/100 Dollars (\$ 10.00),
in hand paid, and of other good and valuable considerations, receipt of which is hereby duly acknowledged, and
Warrant unto THE COSMOPOLITAN NATIONAL BANK OF CHICAGO, a corporation duly organized
and existing as a national banking association under the laws of the United States of America, and duly authorized
to accept and execute trusts within the State of Illinois, as Trustee under the provisions of a certain Trust Agree-
ment, dated the 16th day of March, 1971, and known as Trust Number 19599,
the following described real estate in the County of Cook and State of Illinois, to-wit:

Lot 1 in Block 10 in North West Land Association
subdivision of the East 1/2 of the North East 1/4 of
Section 14, Township 40 North, Range 13, East of
the Third Principal Meridian, (Except the South
565.6 Feet and Except the elevated railroad) in
Cook County, Illinois.

Commonly known as 4616 North Spaulding Avenue.

5.00

SUBJECT TO: General taxes for years 1970 and 1971; restrictions
of record, mortgage of record; easements and all other
matters of record and building lines

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 other 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, or 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 donate to do unto, to mortgage, to lease 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 or terms, the exceeding in the case of any single demise 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 in the manner of leasing the amount of present or future rentals, to
partition or to exchange said real estate, or any part thereof, for 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, 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, 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 of 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 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, mortgage or other instrument and (d) that 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 the, his or their need, or any trust.

This conveyance is made upon the express understanding and condition that neither The Cosmopolitan National Bank of Chicago, Individually
or as Trustee, nor its successor or successors in trust shall incur any personal liability or be bound in any claim, judgment or decree
of said Trust Agreement or any amendment thereof, 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 time 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 interest herein being as set out in said The
Cosmopolitan National Bank 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 to note upon the note
in the certificate of title or duplicate thereof, or memorial, the words "in trust" or "upon condition," or "with limitation" or words 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 real estate herein
is in accordance with the true intent and meaning of the trust.

And the said grantor hereby expressly waives, releases, 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 his hand and seal this 26th day of MARCH, 1971

[SEAL] JOSEPH J. ANZALONE [SEAL]

State of Illinois)
County of Cook) SS. I, ANTHONY M. ANZALONE, a Notary Public in and for said County, in
the state aforesaid, do hereby certify that JOSEPH J. ANZALONE, a
widower and not remarried,

personally known to me to be the same person whose name is subscribed to
the foregoing instrument, appeared before me 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 notarial seal this 26th day of March, 1971
Anthony M. Anzalone
Notary Public

Grantor Address 861 N. Dear St
The Cosmopolitan National Bank of Chicago Box No. 626 4616 North Spaulding, Chicago, Illinois.
For information only insert street address of above described property.

Conservation not found

This space for affixing Release and Revenue Stamp

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END OF RECORDED DOCUMENT