

UNOFFICIAL COPY

COOK COUNTY, ILLINOIS
FILED FOR RECORD

WARRANTY DEED IN TRUST

MAY 4 1971 10 59 AM

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RECORDED BY BOOKS

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The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantors ARTHUR ZARAGOZA and MARY LOU ZARAGOZA, his wife, MARY VASQUEZ and PETER VASQUEZ, her husband, and LEO ZARAGOZA and BEATRICE ZARAGOZA, his wife, of the County of Cook and State of Illinois for and in consideration of Ten and no/100 (\$10.00) Dollars, and other good and valuable considerations in hand paid, Convey and warrant unto the CHICAGO TITLE AND TRUST COMPANY, a corporation of Illinois, as Trustee under the provisions of a trust agreement dated the 7th day of January 1971, known as Trust Number 56441 the following described real estate in the County of Cook and State of Illinois, to-wit:

Lot 37 in George Roth's Subdivision of Block 17 in Assessor's Division in North East Quarter of South East Quarter of Section 20, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois

SUBJECT TO General taxes for the year 1970 and subsequent years; building lines building and zoning ordinances; covenants, conditions and restrictions of record.

TO HAVE AND TO HOLD the said premises 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 premises or any part thereof, to dedicate parks, streets, highways and to vacate any subdivision or part thereof, and to redivide said property 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 premises or any part thereof, to assign 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 property, or any part thereof, to lease, to let, or for any part thereof, from time to time, in possession or reversion, by leases to commence in present or future, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 195 years, and to renew or extend leases on any terms and for any period or periods of time and to grant options to lease 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 change said property, 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 premises or any part thereof, and to deal with said property 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 the premises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obliged to see that the application of any purchase money, rent, or money borrowed or advanced on said premises, 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 premises 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 trusts, conditions and limitations contained in this indenture and in said trust agreement or in some amendment hereto, and binding upon all beneficiaries thereunder, (c) that said trustee was duly authorized and empowered to execute and deliver every deed, trust deed, lease, mortgage or other instrument, and (d) that the conveyance is made to a successor or successors in trust, and 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 said real estate as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid.

If the title to any of the above lands 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 words of similar import, in accordance with the statute in such case made and provided.

And the said grantor S hereby expressly waive and release 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 S aforesaid have hereunto set their hands and seals, and seal S this 1st day of February 1971.

Arthur Zaragoza (Seal) Mary Lou Zaragoza (Seal)
Mary Vasquez (Seal) Peter Vasquez (Seal)
Leo Zaragoza (Seal) Beatrice Zaragoza (Seal)

State of Illinois ss. Joseph A. Zygmuntowicz a Notary Public, in and for said County, in County of Cook do hereby certify that Arthur Zaragoza and Mary Lou Zaragoza, his wife, Mary Vasquez and Peter Vasquez, her husband, and Leo Zaragoza and Beatrice Zaragoza, his wife,

personally known to me to be the same person S whose name S are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as their 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 1st day of April 1971

Joseph A. Zygmuntowicz Notary Public

Chicago Title and Trust Co.
Box 533
111 N. Washington St.

1718 S. Newberry Ave.
Chicago, Illinois
For information only insert street address of above described property.

269-14 60-06-008

STATE OF ILLINOIS
REAL ESTATE TRANSACTIONS
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