

# UNOFFICIAL COPY

COOK COUNTY, ILLINOIS  
FILED FOR RECORD

*Richard H. Olson*  
RECORDER OF DEEDS

AUG 3 '71 10 49 AM

21569576

WARRANTY DEED IN TRUST

21 569 576

417541 *Prorated and*  
60-31-899 *Joint &*  
472-2



Form 91 R 1/70

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor s

JOHN W. HOWARD and FRANCES E. HOWARD, his wife,  
of the County of Cook and State of Illinois for and in consideration  
of Ten (\$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, whose address is 111 West Washington Street,  
Chicago, Illinois 60602, as Trustee under the provisions of a trust agreement dated the 13th  
day of July 1971, known as Trust Number 57706 the following described real  
estate in the County of Cook and State of Illinois, to-wit:

Lot 39 in Block 10 in West Pullman, a Subdivision of  
the Northwest quarter and the West half of the North-  
west quarter of Section 28, Township 37 North, Range  
14, East of the Third Principal Meridian;

Subject to general taxes for 1971 and subsequent years.

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 agree-  
ment 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 or alleys and to vestate 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 in any terms, to convey either with or without consideration, to convey said premises 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 dedicate, to mortgage, pledge or otherwise encumber said property, or any part thereof, to lease said property,  
or any part thereof, from time to time, in person 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 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 rent, or future rentals, to partition or to exchange 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  
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 acting in 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 said premises, or to whom said premises or any part thereof shall be con-  
veyed, contracted to be sold, leased or mortgaged by said trustee, be obliged to see to the application of any purchase money, rent or money bor-  
rowed or advanced on said premises, or be obliged to see that the terms of said 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 real estate 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 the indenture and in said trust agreement or in some amendment thereof and  
binding upon all beneficiaries thereunder, (c) that said trustee 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 suc-  
cessors in trust have been properly appointed and are fully vested with all the title, estate, rights, powers, authorities, duties and obligations of  
trusts, 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 said 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.

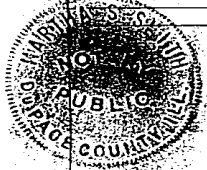
If the title to any of the above lands is now or hereafter registered, the Registrar of Title is hereby directed not to register or note in the  
certificate of title or "judicate" thereof, or memorial, the words "in trust", or "upon condition", or "with limitations", or words of similar import,  
in accordance with the statute in such case made and provided.

And the said grantor S hereby expressly waive and release any and all right of 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 hand S and seal S  
this 30 day of July, 1971

(Seal) *John W. Howard* (Seal)  
John W. Howard  
(Seal) *Frances E. Howard* (Seal)  
Frances E. Howard

State of Illinois, I, Martha S. Smith, a Notary Public in and for said County, in  
County of DuPage, SS. the state aforesaid, do hereby certify that  
JOHN W. HOWARD and FRANCES E. HOWARD, 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 30 day of July, 1971

*Martha S. Smith*  
Notary Public

Form 91

After recording return to:  
Chicago Title and Trust Company  
Box 533

11925 South Union Avenue  
Chicago, Illinois 60628  
For information only insert street address of  
above described property.

12.50  
STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
DEPT. OF REVENUE  
12.50  
100-100-1000

Document Number  
21 569 576

END OF RECORDED DOCUMENT