

UNOFFICIAL COPY

DEED IN TRUST (Warranty Deed)

21 733 477

Form 402 - 7-54 - 1-M

60-79-692 M
This Indenture Witnesseth, That The Grantor S.....

FRANCIS W. HALPIN and JEANNE C. HALPIN, 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 LAWNSDALE
TRUST AND SAVINGS BANK located in the City of Chicago, County of Cook and State of Illinois, a corporation duly organized and existing under and by virtue of the laws of the State of Illinois, as Trustee under
the provisions of a trust agreement dated the 23rd day of November, 1971, and
known as Trust Number 5856, the following described real estate in the County of
Cook, and State of Illinois, to-wit:

Lot twenty-eight (28), (except part taken for alley) in Carter's Subdivision of Block five (5) in Frink's Subdivision of the North 36 1/4 acres of the North East quarter of the South East quarter of Section eight (8), and the North 36 1/4 acres of the North West quarter of the South West quarter of Section nine (9), Township thirty-nine (39) North, Range thirteen (13), East of the Third Principal Meridian, in Cook County, Illinois

GRANTEE'S ADDRESS: 3337 W. 26th St., Chicago, Illinois

Subject to mortgage recorded as document #17627242 to Fairfield Savings and Loan Association for \$17,000.00 on which there is an unpaid balance of \$10,000.00.

Also subject to real estate 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 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 or alleys and to vacate any subdivisions or part thereof and to resubdivide 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 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 possession or reversion, by leases to commence in present or in future, and upon any terms and for any period or periods of time, not exceeding in the case of any single lease the term of 198 years, and to renew or extend leases upon any terms and for any period or periods of time, 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 man- 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 said 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 to 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 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 this 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 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 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 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 hand S..... and seal S..... this 3rd day of December, 1971.

Francis W. Halpin
Francis W. Halpin
Jeanne C. Halpin
Jeanne C. Halpin

COOK
CO. NO. 018
000318



STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEPT. OF REVENUE
DEC-371
12.00



21 733 477

STATE OF ILLINOIS }
COUNTY OF COOK } ss.

I, E. W. PILAWSKI, a Notary Public
in and for said County, in the State aforesaid, DO HEREBY CERTIFY,
That FRANCIS W. HALPIN and JEANNE C. HALPIN, his wife,
who are

personally known to me to be the same person. E. W. PILAWSKI
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 3rd
day of December, A. D. 19 71.

E. W. Pilawski
NOTARY PUBLIC.



My Commission Expires Nov. 24, 1977

COOK COUNTY, ILLINOIS
FILED FOR RECORD

DEC 6 '71 1 15 PM

Richard R. Olson
RECORDER OF DEEDS

21733477

131
BOX 664

Trust No. 5856

DEED IN TRUST
(WARRANTY DEED)

FRANCIS W. & JEANNE C. HALPIN,
by

to
**The Lawndale Trust and
Savings Bank**
Trustee

Loan #1-11579
Property at: 211-13 N. Waller Av.
Chicago, Illinois

FANCIED SAVINGS & LOAN ASS'N.
1601 N. MILWAUKEE AVENUE
CHICAGO 47, ILLINOIS

**The Lawndale Trust and
Savings Bank**
3133 WEST 24th STREET
CHICAGO, ILLINOIS

END OF RECORDED DOCUMENT