

UNOFFICIAL COPY

COOK COUNTY, ILLINOIS  
FILED FOR RECORD

*Lillian R. Olson*  
RECORDER OF DEEDS

JAN 3 '72 12 22 PM

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WARRANTY DEED IN TRUST

Form 91 R 1/70

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor  
CATHERINE DOWD, a Spinster  
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, Conveys and Warrants 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 14th  
day of July 1971, known as Trust Number 57722 the following described real  
estate in the County of Cook and State of Illinois, to-wit:

Lots 25 and 26 in Block 5 in G. Frank Croissant's Shadow  
Lawn, being a Subdivision of that part of the West 1/2  
of the South East 1/4 and the East 1/3 of the East 1/2 of  
the South West 1/4 of Section 12, Township 36 North, Range  
14 East of the Third Principal Meridian, lying North of  
the center line of Michigan City Road, in Cook County,  
Illinois

Subject to general taxes for the year 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 convey any subdivision or part thereof, and to redivide said property as often as desired, to contract to sell, to grant options to purchase, to act on as a term, 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, to 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 to lease, 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 lease 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 present or future taxes, 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 assessment 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 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 indenture 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 sue or be sued in any of the terms of said trust agreement; and every deed, trust deed, mortgage, lease or other instrument executed by said trustee 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, powers, authorities, duties and obligations of the trustee or their predecessor trustee.

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 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, 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 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 limitation", or words of similar import, in accordance with the statute in such case made and provided.

And the said grantor hereby expressly waives, and releases, and conveys, 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 her hand and seal this 4th day of August 1971.

*Catherine Dowd* (Seal)  
Catherine Dowd

(Seal) \_\_\_\_\_  
(Seal) \_\_\_\_\_

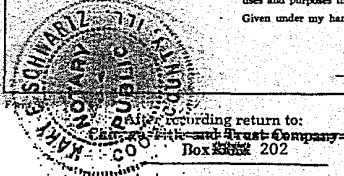
State of Illinois )  
County of Cook ) ss. MARY E. SCHWARTZ, a Notary Public in and for said County, in  
the state aforesaid, do hereby certify that CATHERINE DOWD, a Spinster

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 she signed, sealed and delivered the said instrument as her 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 16th day of December 1971

*Mary E. Schwartz*  
Notary Public

ADDRESS OF GRANTEE  
111 W. WASHINGTON ST., CHICAGO, ILLINOIS

For information only insert street address of above described property.  
518 Paxton Ave., Calumet City, Illinois 60409



COOK CO. NO. 016  
91858  
STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
DEPT OF REVENUE  
3900

500

60-59-499-7

END OF RECORDED DOCUMENT