

# UNOFFICIAL COPY

## WARRANTY DEED IN TRUST

1972 MAY 10 PM 1 12

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Form 16-10

MAY-10-72 4 37 639 21897188 u A --- REC  
The above space for recorder's use only

5.00

RECORDED IN DEEDS  
COOK COUNTY, ILLINOIS  
FILED FOR RECORD

THIS INDENTURE WITNESSETH, That the Grantor **FRED CERVANTES**

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 EXCHANGE NATIONAL BANK OF CHICAGO**, a National banking association, its successor or successors, as Trustee under the provisions of a trust agreement dated the **6th** day of **April**, 19 **72**, known as Trust Number **26458**, the following described real estate in the County of **Cook** and State of **Illinois**, to-wit:

Lot 28 in Block 6 in Original Town of Pullman, being a subdivision of part of the North East Fractional Quarter of Section 22, Township 37 North, Range 14, East of the Third Principal Meridian, North of Indian Boundary Line, lying East of easterly line of right of way of Illinois Central Railroad;

Commonly known as 11259 Champlain Ave., Chicago, Illinois;

Improved with a four-flat brick;

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the uses and purposes herein said 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 contract to sell, to grant options to purchase, to sell on any terms, to convey either with or without consideration, to convey said premises authorities vested in said trustee, to dedicate, to mortgage, pledge or otherwise encumber said property, on 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 future, and upon any terms 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 of contract respecting the manner of fixing the amount of present 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 to any part of the premises or any part thereof, and to deal with said property and every part thereof in all other ways and on 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, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on said premises, 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 any other instrument, and (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 Register of Titles is hereby directed not to register or note in the certificate of title or duplicate thereof, or in any other public record, the words "in trust", or "on condition", or "with limitations", 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 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 such an execution, otherwise.

In Witness Whereof, the grantor aforesaid has hereunto set his hand and seal this 24 day of April, 19 72.

**Frederick Cervantes** (Seal)  
(Fred Cervantes)  
(Seal)

State of ILLINOIS ss. Laverne Hutch a Notary Public in and for said County of COOK do hereby certify that FRED CERVANTES



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 24 day of April, 19 72.

**Laverne Hutch**  
Notary Public

The Exchange National Bank of Chicago  
Box 132

11259 Champlain Avenue  
Chicago, Illinois

For information only insert street address of above described property.

5.00

This space for Billing Riders and Revenue Stamp

NO TAXABLE CONSIDERATION

21897188  
Return Number