

# UNOFFICIAL COPY

21 971 220

**This Indenture Witnesseth, That the Grantors, JOHN PIOMBINO and THERESA G. PIOMBINO, his wife, JOSEPH H. PIOMBINO, JR. and LAURA PIOMBINO, his wife,** of the County of Cook and State of Illinois, for and in consideration of the sum of TEN AND NO/100 Dollars (\$10.00), in hand paid, and of other good and valuable considerations, receipt of which is hereby duly acknowledged, Convey and Warrant unto CITIZENS BANK & TRUST COMPANY, an Illinois banking corporation duly authorized to accept and execute trusts within the State of Illinois, as Trustee under the provisions of a certain Trust Agreement, dated the 19th day of June, 1972, and known as Trust Number 66-1751, the following described real estate in the County of Cook and State of Illinois, to-wit:

6125 211 21176

Lot Thirty-Two (32) (except the South 12½ feet thereof) and all of Lot Thirty-Three (33) in Block One (1) in N. Gales and Welch's Resubdivision of Blocks Twenty-Seven (27) to Thirty (30) both inclusive, Lots Four (4) to Twelve (12) inclusive, Block Thirty-One (31), and all of Blocks Forty-Six (46) to Fifty (50), (together with vacated streets and alleys) in A. Gales Subdivision of the South East Quarter (SE¼) of Section Thirty-One (31), and the South West Quarter (SW¼) of Section Thirty-Two (32), Township Forty (40) North, Range Thirteen (13), East of the Third Principal Meridian, in Cook County, Illinois

500

COOK CO. ILL. 09-21-68

SUBJECT TO real estate taxes for 1972 and conditions and restrictions of record, if any. TO HAVE AND TO HOLD the said real estate 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 real estate or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to redivide said real estate as may be desired, to contract to sell, to grant options to purchase, to sell on any terms, to convey either with or without consideration, to mortgage, to lease said real estate, 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 99 years, 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 conditions 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 partition or to exchange said real estate, or any part thereof, with other real or personal property, to grant assignments or charges of any kind, to release, convey or assign any right, title or interest in or out of the premises appurtenant to said real estate or any part thereof, and to deal with said real estate 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, or any successor or trust, in relation to said real estate, or to whom said real estate or any part thereof shall be conveyed, contracted to be sold, leased, mortgaged by said Trustee, or any successor in trust, be obliged to see to the application of any purchase money, rent or money borrowed or advanced on said real estate, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the authority, capacity or expediency of any act of said Trustee, or be obliged 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, or any successor in trust, in relation to said real estate shall be conclusive evidence in favor of every person (including the Registrar of Titles of said county) relying upon or claiming under any such deed, mortgage, lease or other instrument, in 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, that such conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this Indenture and said Trust Agreement or in all amendments thereof, if any, and binding upon all beneficiaries thereunder, in that said Trustee, or any successor in trust, was duly authorized and empowered to execute and deliver every such deed, trust deed, mortgage, lease 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.

This conveyance is made upon the express understanding and condition that neither CITIZENS BANK & TRUST COMPANY, PARK RIDGE, ILLINOIS, individually or as Trustee, nor its successor or successors in trust shall incur any personal liability or be subjected to any claim, judgment or decree for anything it or they or its or their agents or attorneys may do or omit to do in or about the said real estate or under the provisions of this Deed or said Trust Agreement or any amendment thereto, or for in any way to claim or property happening in or about said real estate, any and all such liability being hereby expressly waived and released. Any contract, obligation or indebtedness incurred or entered into by the Trustee in connection with said real estate may be entered into by it in the name of the then beneficiaries under said Trust Agreement as their attorney-in-fact, hereby irrevocably appointed for such purposes, or at the direction of the Trustee, in its own name, as Trustee of an express trust and not individually (and the Trustee shall have no obligation whatsoever with respect to any such contract, obligation or indebtedness except only so far as the trust property and funds in the actual possession of the Trustee shall be applicable for the payment and discharge thereof). All persons and corporations whomsoever and whatsoever shall be charged with notice of this condition from the date of the filing for record of this Deed.

The interest of each and every beneficiary hereunder and under said Trust Agreement 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 any 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, the intention hereof being set out in said CITIZENS BANK & TRUST COMPANY, PARK RIDGE, ILLINOIS, the entire legal and equitable title in fee simple, in and to all of the real estate above described.

If the title to any of the above real estate 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 limitation" or words of similar import, in accordance with the statute in such case made and provided.

And the said grantors hereby expressly waive, and release, any and all right or benefit under and by virtue of an and all statute of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

In Witness Whereof, the grantor S aforesaid ha VE hereunto set their hands and seal S this 23 day of JUNE, 1972.

John Piombino (SEAL) Joseph H. Piombino, Jr. (SEAL)  
Theresa G. Piombino (SEAL) Laura Piombino (SEAL)

Grantee's address:  
 One Northwest Highway  
 Park Ridge, Illinois 60068

COB #1517



STATE OF ILLINOIS REAL ESTATE TRANSFER TAX

21 971 220 29

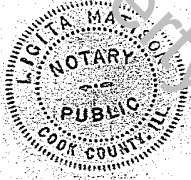
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STATE OF ILLINOIS }  
COUNTY OF COOK } SS.

I, Ligita Matisen

a Notary Public in and for said County, in the State aforesaid, do hereby certify that JOHN PIOMBINO and THERESA G. PIOMBINO, his wife, and JOSEPH H. PIOMBINO, JR. and LAURA PIOMBINO, his wife,

personally known to me to be the same persons whose names 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

7<sup>th</sup> day of July A. D., 19 72  
Ligita Matisen  
Notary Public.

My commission expires 3/22/75

COOK COUNTY, ILLINOIS  
FILED FOR RECORD

JUL 11 72 1 47 PM

Richard H. Olson  
RECORDER OF DEEDS

21971220

Box 405  
TRUST NO.

**Deed in Trust**  
WARRANTY DEED

TO  
CITIZENS BANK & TRUST COMPANY  
PARK RIDGE, ILLINOIS  
TRUSTEE

END OF RECORDED DOCUMENT