

RECORD & RETURN TO TRUST DEPT
CHARGE Q. T. & T. CO. TRUST 63709

Entered in Lot Book



WARRANTY DEED IN TRUST

This instrument was prepared by:
ANNA D. MAREK

22 607 806

Form 91 R 1/70

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantors, Tommie (Thomas) Phillips and Carol (Carolyn) Phillips, his wife,

of the County of Cook and State of Illinois for and in consideration of Ten and no/100's 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 17th day of January 1974, known as Trust Number 63709 the following described real estate in the County of Cook and State of Illinois, to-wit:

Lot 27 Block 6 of Hanover Park First Addition, being a Subdivision of the North 100 acres of the Northeast Quarter of Section 36, Township 41 North, Range 9, East of the Third Principal Meridian, Cook County, Illinois.

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 do any subdivision or part thereof, and to reconstitute 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, 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 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 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, modify, terminate 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 purchase the whole or any part of the reversion and to contract to contract respecting the manner of fixing the amount of price, or rent, to partition or to exchange said property, or any part thereof, for other real or personal property, to grant easements of any kind, to release, convey or assign any right, title or interest in or about or other consideration 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 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 prejudiced 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 the, 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, 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 shall be 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 grantors hereby expressly waive and release any and all right or benefit that may be claimed 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 grantors aforesaid have hereunto set their hands and seals this 17th day of January 1974

(Seal)

Tommie (Thomas) Phillips (Seal)

(Seal)

Carol (Carolyn) Phillips (Seal)

State of Illinois }
County of Cook } SS.

Anna D. Marek, a Notary Public in and for said County, in the state aforesaid, do hereby certify that Tommie (Thomas) Phillips and Carol (Carolyn) Phillips, his wife,

personally known to me to be the same persons whose names 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 17th day of January 1974

Anna D Marek
Notary Public

After recording return to:
Box 553 (Cook County only)

CHICAGO TITLE AND TRUST COMPANY
111 West Washington St. / Chicago, Ill. 60602
Attention: Land Trust Department

For information only insert street address of above described property.

NO TAXABLE CONSIDERATION
500
22 607 806

UNOFFICIAL COPY

COOK COUNTY, ILLINOIS
FILED FOR RECORD

Jan 28 '74 3 17 PM

William A. Glass
Recorder of Deeds

*22607806

Property of Cook County Clerk's Office

55 001 806

COOK COUNTY, ILLINOIS
I hereby certify that the above described property has been
properly recorded in the office of the Recorder of Deeds
of Cook County, Illinois, in accordance with the
provisions of the Act of February 22, 1909.

WITNESSED my hand and the seal of said County at Chicago, Illinois, this 28th day of January, 1974.



WILLIAM A. GLASS
Recorder of Deeds

55 001 806

COOK COUNTY, ILLINOIS
RECORDS & RETURNED MAIL DEPT.

END OF RECORDED DOCUMENT