

UNOFFICIAL COPY

Sidney K. Olson
WARRANTY DEED IN TRUST

1974 FEB 1 ON 12 54

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RECORDER OF DEEDS
COOK COUNTY ILLINOIS

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The above space for recorder's use only

5.00

THIS INDENTURE WITNESSETH, That the Grantor **CARLOS GARCIA**, a bachelor and surviving Joint Tenant of **Gregoria Gonzales**, deceased.

of the County of **Cook** and State of **Illinois** for and in consideration of Ten and no/100-----Dollars, and other good and valuable considerations in hand paid, Conveys and warrants unto **THE DROVERS NATIONAL BANK OF CHICAGO**, a National banking association (successor by merger to Drovers Trust and Savings Bank), Trustee under the provisions of a trust agreement dated the 4th day of **January** 1974, known as Trust Number **74004**, the following described real estate in the County of **Cook** and State of **Illinois**, to-wit:

Lot 16 in Sampson's Subdivision of the East half of Block 1 in Sampson's Subdivision of the North East quarter of the South East quarter of Section 6, Township 38 North, Range 14, East of the Third Principal Meridian, (except that part of said Lot 16 lying East of a line 50 feet West of and parallel with the East line of said Section 6 conveyed to City of Chicago by Deed recorded December 16, 1930 as Document 10810175, in Cook County, Illinois.

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No TAXABLE Consideration

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 subdivision or part thereof, and to redivide 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 mortgage, to lease or otherwise encumber said property, or any part thereof, to lease said property, or any part thereof, from time to time, 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 demise 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 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, 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 or any other instrument executed by said trustee in relation to said premises, 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 thereto 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 successor 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, 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 recorded in the Register 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 hereby expressly waives and releases any and all right of homestead 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 his hand and seal, this Fourth day of January 19 74

Carlos Garcia (Seal) _____ (Seal)

(Seal)

THIS DOCUMENT PREPARED BY
ROGER S. MATELSKI 1741 W 47 ST CHICAGO

State of Illinois
County of Cook



SS. Stephen J. Matelski a Notary Public in and for said County, the state aforesaid, do hereby certify that Carlos Garcia, a bachelor and surviving Joint Tenant of Gregoria Gonzales, deceased

personally known to me to be the same person whose name is _____ 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 4th day of January 19 74

Stephen J. Matelski
Notary Public

The Drovers National Bank
of Chicago
Box 538

4338 South Ashland, Chicago, Ill.
For information only insert street address (or general location) of above described property.

22615848

END OF RECORDED DOCUMENT