

DEED IN TRUST

JUN 4 1974 22 742 240

Larry Villarreal

The above space for recorder's use only

THIS INSTRUMENT WITNESSETH, THAT THE GRANTOR, **Daniel A. Villarreal**

of the County of **Cook** and State of **Illinois**, for and in consideration of the sum of **Ten** Dollars (\$ **10.00**),

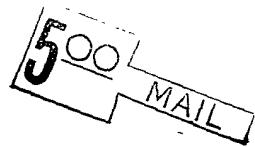
in hand paid, and of other good and valuable considerations, receipt of which is hereby duly acknowledged, Convey, **S** and Warrant **S** unto **METROPOLITAN BANK AND TRUST COMPANY**, an Illinois banking corporation as Trustee under the provisions of a certain Trust Agreement, dated the **4th**

day of **June** 19 **74**, and known as Trust Number **1129**, the following

described real estate in the County of **Cook** and State of **Illinois** to wit
Street address: **1657 W. Cullerton St, Chicago, Ill**

Legal description:
Lot 28 in James Stinson's Subdivision of the South 1/4 of Block 49 in the Subdivision of Section 19, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois

Prepared by **Larry Villarreal**
3618 W. 26th St.
Chicago, Ill
Grantee's Address- **3618 W. 26th St. Chicago, Ill**



TO HAVE AND TO HOLD the said real estate with the appurtenances upon the trusts and for the uses and purposes upon the limitations set forth in said Trust Agreement.

Full power and authority consistent with the above described Trust Agreement is hereby granted to said Trustee to improve, manage, protect and subdivide said real estate or any part thereof, to dedicate parts thereof, to sell or lease or to convey either with or without consideration, to convey said real estate 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 real estate 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 exercise, to dedicate to mortgage, to lease or otherwise dispose of said real estate or any part thereof, to lease said real estate and to amend, change from time to time, in possession or reversion by lease to any person, in present or in future, and upon any terms and for any period or periods of time, not extending in the case of any single lease the term of 99 years, and to 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, to issue 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 to purchase the amount of future interest in or to partition or to partition of or to partition of any part thereof, for other real or personal property, to grant estates or charges of any kind, to release, curtail or alter any right, title or interest in or about or extension 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 in 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 or mortgaged by said Trustee, or any successor in trust, be obliged to see to the application of any purchase money, real or money borrowed or advanced on said real estate, or to see that the terms of this deed or any agreement or any instrument made or to be made hereunder shall be complied with, or to be bound to inquire into the authority, necessity or expediency of any act of said Trustee, or to be obliged or authorized to inquire into any of the terms of said Trust Agreement and every deed, lease, 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 conveyance, lease or other instrument. (a) That all the steps of the delivery thereof by said Trustee, or any successor in trust, in relation to said real estate shall be conclusively evidence in favor of every person (including the Registrar of Titles of said county) relying upon or claiming under any such conveyance, lease or other instrument. (b) That such conveyance or other instrument was executed in accordance with the terms, conditions and limitations contained in this instrument and in said Trust Agreement or in all amendments thereof, and binding upon all parties thereto. (c) That said Trustee, or any successor in trust, 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 were duly appointed and are fully vested with all the title, estate, title, powers, authorities, duties and obligations of his, his co-trustees or predecessors in trust.

This conveyance is made upon the express understanding and conditions that neither Metropolitan Bank and Trust Company 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 officers may do or omit to do in or about the said real estate or under the provisions of this Deed or of any Trust Agreement or any amendment thereof, or for injury to person 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 the Trustee in his own name, as Trustee of said Trust Agreement at this attorney-in-fact, hereby irrevocably appointed for such purposes, or, at the election of the Trustee, in his 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 claims of third parties and corporations whatsoever 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, rents 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 or to said real estate as such, but only an interest in earnings, rents and proceeds thereof as a beneficiary. This intention hereby being set forth in said Metropolitan Bank & Trust Co., of Chicago the true 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 to issue 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 connection with the estate in such case made and provided.

And the said grantor hereby expressly waives, releases and releases any and all right or benefit under and by virtue of any and every provision of the State of Illinois, providing for exemption of homesteads from sale on execution of other debts.

In Witness Whereof, the grantor, **Daniel A. Villarreal** hereunto set his hand and seal, this **4th** day of **June** 19 **74**

Daniel A. Villarreal [SEAL]

I, **Larry Villarreal** Notary Public in and for said County of **Cook**, Illinois, do hereby certify that **Daniel A. Villarreal** is the person whose name is subscribed to the foregoing instrument as grantor.

Personally known to me to be the same person whose name is subscribed to the foregoing instrument, and appeared before me this day in person and acknowledged that **his** name is the name of the grantor, and that he delivered the said instrument as his free and voluntary act, for the uses and purposes therein expressed, and that he released and waived of the right of redemption of the said real estate.

GIVEN under my hand and seal this **7th** day of **June** 19 **74**

Larry Villarreal [SEAL]

My commission expires **Jan 5, 1975**

Metropolitan Bank and Trust Company
2201 West Cermak Road Chicago, Illinois 60608
Telephone 254-1000
Attention: TRUST DEPARTMENT

Receipt under provisions of Paragraph 4, Section 4, Real Estate Transfer Tax Act.
Date **6/8/74**
Buyer **Daniel A. Villarreal**

22740240



END OF RECORDED DOCUMENT