

# UNOFFICIAL COPY

WARRANTY DEED IN TRUST

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1974 JUN 13 PM 3:21  
JUN 13 1974 0 16 45 22750399

5.00

5.00

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor

JOHN J. TRAGOS, a bachelor

of the County of Cook and State of Illinois for and in consideration of Ten Dollars, and other good and valuable considerations in hand paid, Convey and warrant unto THE FIRST BANK OF OAK PARK, an Illinois Corporation, its successor or successors, as Trustee under the provisions of a trust agreement dated the 30th day of May 19 74, known as Trust Number 10308, the following described real estate in the County of Cook and State of Illinois, to-wit:

Lot 10 in the Subdivision of lot 9 in Block 8 in Rorden's Subdivision of the West Half of the Southeast Quarter of Section 36, Township 40 North, Range 13 East of the Third Principal Meridian, in Cook County Illinois.

5.00

COOK CO. NO. 010

17149



STATE OF ILLINOIS  
REAL ESTATE DEPARTMENT  
RECORDS SECTION  
CHICAGO, ILLINOIS 60601

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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 approve, manage, protect and substitute said premises or any part thereof, to dedicate parks, streets, highways or to make any subdivision of part thereof, and to reallocate 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 allocate, to mortgage, pledge or otherwise encumber said property, or any part thereof, to lease and to sublease, or any part thereof, from time to time, in possession or reversion, by laws to expire in ten years or fifteen, and upon any terms and for any period or periods of time, not exceeding in the case of any single lease the term of ten years, and to renew or extend leases upon any terms and for any period or periods of time, and in whole or in part, to grant options to lease and options to renew leases and options to purchase the whole or any part of the premises and to make any agreement respecting the manner of future payment of future rentals, in addition or in exchange for the term of any lease, or other real or personal property, in whole or in part, or any part thereof, and to deal with said property and every part thereof and for such other considerations as it should 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 lawfully advanced on said premises, or to be concerned that the terms of this trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of said trustee, or be obliged or prevented to interfere 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 such such conveyance, lease or other instrument, but 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 the indenture and in said trust agreement or in some amendment thereof and binding upon all beneficiaries thereof, and that said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument, and that 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 trustee 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 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 limitations", or words of similar import, in accordance with the statute in such case made and provided.

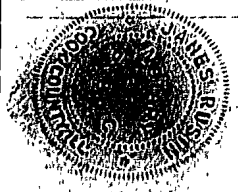
And the said grantor hereby expressly waives, and releases, and waives, any right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

In Witness Whereof, the grantor hereunto set his hand and seal this 30th day of May 1974.

John J. Tragos (Seal)

This instrument prepared by John J. Tragos  
2509 W. North Avenue Chicago Illinois (Seal)

State of Illinois County of Cook James Ruslin Notary Public in and for said County in the state aforesaid, do hereby certify that John J. Tragos, a bachelor



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 30th day of May 1974.

James Ruslin Notary Public

First Bank of Oak Park Box 47 Grantor's Address: First Bank of Oak Park 11 Mackon Street Oak Park, Illinois 60302

1647 No. Washtenaw Avenue Chicago For information only insert street address of above described property.

FBOP-TR2

END OF RECORDED DOCUMENT