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WARRANTY DEED IN TRUST

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor S. MILDRED R. FARON, married to CHESTER S. FARON and JOHN G. GATTO, married to ELIZABETH J. GATTO,

of the County of Cook and State of Illinois for and in consideration of TEN AND NO/100 (\$10.00) Dollars, and other good and valuable considerations in hand paid, Convey and Warranty 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 Sixth day of June 1974 known as Trust Number 64485 the following described real estate in the County of Cook and State of Illinois, to-wit: Lot 48 in Block 3 in Sawyer's Subdivision of Block 2 in First Addition to Kensington being a Subdivision of the South 20 acres of the North 1/2 of the South West 1/4 of Section 22, (except the North East 4 acres) also the South West 1/2 of the South West 1/4 of Section 22, (except the railroad) also the West fractional 1/2 of Section 27, (except the railroad) all North of the Indian Boundary Line also the North 21 acres of the North East fractional 1/4 of Section 28, lying South of the Indian Boundary Line all in Township 37 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

COPY FOR...

Subject to general real estate taxes for the year 1973 and subsequent years; restrictions, covenants, conditions or easements of record; and building lines.

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 locate any subdivision or part thereof, and to resubdivide 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 dedicate, to mortgage, pledge or otherwise encumber said property, or any part thereof, to lease said property, period or periods of time, not exceeding in the case of a 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 purchase, to lease and options to purchase the whole or any part of the reversion and to control respecting the manner of fixing the amount of payment of future rentals, to partition or to exchange said property, or any part thereof, for other real or personal property, to grant easements or other interests in any kind, to release, convey or assign any title or interest in or about or otherwise appurtenant to said premises or any part thereof, and 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 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 privileged to inquire into any of the terms of said trust agreement and every part 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 deed, trust deed, mortgage, lease or other instrument executed by said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, mortgage or other instrument and (b) that such conveyance or other instrument was executed in accordance with the terms, 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, mortgage or other instrument and (d) if the conveyance is made to a successor or successors in trust, that such successors, if succeeded, lease, mortgage or other instrument shall have any title or interest, legal or equitable, in or to said premises as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid.

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 persons are hereby declared to be personal property, and no beneficiary hereunder shall have any title or interest, legal or equitable, in or to said premises 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 Register of Titles is hereby directed not to register or note in the certificate of title or duplicate thereof, or removal, 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 S hereby expressly waive and release any and all 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 S aforesaid have hereunto set their hands and seals this Sixth day of June 1974.

Mildred R. Faron (Seal)
Chester S. Faron (Seal)

John G. Gatto (Seal)
Elizabeth J. Gatto (Seal)

State of Illinois } ss. William B. Blanchard Notary Public in and for said County in
County of Cook } do hereby certify that Mildred R. Faron, married
to Chester S. Faron and John G. Gatto, married to Elizabeth J. Gatto,



personally known to me to be the same person S 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 6th day of June 1974

William B. Blanchard
Notary Public

CHICAGO TITLE AND TRUST COMPANY
111 West Washington Street, Chicago, IL 60602
Attention: Land Trust Department

115 E. 117th pl.
Box 971

This document prepared by: William B. Blanchard, 21141 Governors Hy, Matteson, Ill.

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

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