

UNOFFICIAL COPY



COOK COUNTY, ILLINOIS
FILED FOR RECORD
WARRANT DEED IN TRUST
JUL 2 1974 10 51 AM

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Henry A. Chas.
Recorder of Deeds

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63-67972 UNIT G 36-B

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantors, **DOMINICK H. FARACI and CATHERINE FARACI, his wife,**

of the County of **Cook** and State of **Illinois** for and in consideration of **ONE AND NO/100** Dollars, and other good and valuable considerations in hand paid, Convey and warrant unto the **CHICAGO TITLE AND TRUST COMPANY**, a corporation of Illinois, as Trustees under the provisions of a trust agreement dated the **22nd** day of **April** 19 **74**, known as Trust Number **64233** the following described real estate in the County of **Cook** and State of Illinois, to-wit:

Lots 13 and 14 (except that part of said Lots lying between the Northeastly line of Lincoln Avenue and a line 17 feet Northeastly of measured at right angle thereto and parallel with the Northeastly line of Lincoln Avenue as condemned for widening Lincoln Avenue) in Block 33 in Kaiser and Company's 2nd addition to Arcadia Terrace, a subdivision on the South West 1/4 of the South East 1/4 of Section 1, Township 40 North, Range 13 East of the Third Principal Meridian in Cook county, Illinois.

Subject to **General real estate taxes for 1973 and subsequent years & covenants, conditions and restrictions of record.**

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 as follows:

Full power and authority is hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof, to delegate, make, alter, discharge or release any subdivision or part thereof, and to receive, hold and properly use as often as desired, in addition to such full power, to act on any lease, to convey either with or without consideration, to convey said premises or any part thereof, to execute or cause to be executed any deed, mortgage, lease, or other instrument in trust of the title, estate, powers and authorities herein, in said trustee, to execute, in mortgage, pledge or otherwise, securities on said property, or any part thereof, to lease and sublet, or any part thereof, from time to time, in possession or reversion, by lease in course of years, in perpetuity or for any term or terms, and for any period or periods of time, that according to the case of any single demise of the term of the lease, and to renew or extend such lease upon any lease, or for any period or periods of time and to amend, change or modify leases and the terms and provisions of or of any lease or leases 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 paying the amount of such lease, to sell, or to exchange said property, or any part thereof, for other real or personal property, to grant payments or charges of any kind, to give, convey or assign any right, title or interest in or about or incident 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, 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 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 deed, lease, mortgage, lease or other instrument executed by said trustee in relation to said real estate shall be conclusive evidence in favor of every party 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 terms, conditions and limitations contained in this indenture and in said trust agreement or in some amendment thereof and binding upon all beneficiaries hereunder, (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 trustee or 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 in the index, 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 under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from all or a portion of the same.

In Witness Whereof, the grantors aforesaid have hereunto set their hands and seal this 9th day of May 1974.

(Seal) *Dominick H. Faraci* (Seal)
590 *Catherine Faraci* (Seal)

State of **Illinois** ss. I, **Victor D. Quilici** a Notary Public in and for said County, County of **Cook**, do hereby certify that **Dominick H. Faraci and Catherine Faraci, 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, 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 11th day of May 1974.

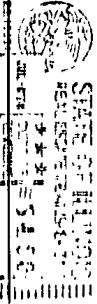
This instrument prepared by
**VICTOR D. QUILICI, 750
Pearborn St., Chicago, Ill. 60603
Chicago Title and Trust Co.
Box 533**

Ed. Grantor's address 111 W. Washington

For information only insert street address of above described property.

END OF RECORDED DOCUMENT

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COOK COUNTY, ILL.
26056



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