

UNOFFICIAL COPY

COOK COUNTY, ILLINOIS

WARRANTY DEED IN TRUST FOR RECORD

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William R. Braziel
Notary Public

22769647

20304 JUNE 27 10 51 AM

Form VI SM 11-58

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantors, DANIEL P. DONOVAN, JR., a bachelor, ELLEN T. COLLINS & WILLIAM COLLINS, her husband,

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, Convey and warrant unto the CHICAGO TITLE AND TRUST COMPANY, a corporation of Illinois, as Trustee under the provisions of a trust agreement dated the 25th day of June 1974, known as Trust Number 64597 the following described real estate in the County of Cook and State of Illinois, to-wit:

Lot 2 in Block 15 in Englefield, being a Subdivision in the South East 1/4 of Section 30, Township 38 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

Careless Address: 7604 S. Hermitage Chicago, Illinois

HIS INSTRUMENT WAS PREPARED BY
WILSON AND BRAGIEL ATTORNEYS AT LAW
11 W. WASHINGTON ST. CHICAGO, ILL. 60604

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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 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 in sell, to lease, or to lease to purchase, in and 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 dedicate, to mortgage, pledge or otherwise encumber said property, or any part thereof, to lease said property or any part thereof, from time to time, in possession or reversion by lease to commence in the 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 purchase in whole or in part, to sell or convey or to lease or to lease to purchase, in whole or in part, or any part of the amount of present or future rentals, to partition, to divide, to exchange said property, or any part thereof, for other real or personal property, to grant easements or charges of any kind, to give a convey or assign any title, title or interest, in or about or concern hereunto, to said trustee 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 might be lawful for any person owning the same to deal with the same, whether similar to or different from the uses 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, mortgaged, leased, or otherwise disposed of by said trustee, be obliged to see to the execution of any purchase money, rent or money lawfully or contractually due, or to see that the terms of this trust have been complied with, or to be obliged to inquire into the reality or expediency of any act of said trustee, or to be obliged or privileged to inquire into any of the terms of said trust, purchasing and every deed, mortgage, lease or 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, provided that such conveyance or other instrument was executed in accordance with the terms, conditions and limitations contained in this indenture and by said trustee or his or her authorized agent, and binding upon all beneficiaries hereunder, and that such trustee was duly authorized and empowered to execute and deliver, or to cause to be executed and delivered, any such deed, mortgage or other instrument, and that the conveyance or other instrument was duly recorded with all the title, estate, rights, powers, authorities, duties and obligations of its, his or their predecessors in title.

The interest of each and every beneficiary hereunder and of all persons claiming to be or to be any of them shall be only in the earnings, rents 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, rents and proceeds thereof as aforesaid.

If the title to any of the above lands is now or hereafter transferred, the Registrar of Titles is hereby directed not to register or file in the certificate of title or duplicate thereof, or to issue any title or "upon condition" or "limitations", or words of similar import, in accordance with the statute in such case made and provided.

And the said grantor do hereby expressly waive and release any and all claim or claim 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 other law.

In Witness Whereof, the grantor do hereby certify that their

day of

X Daniel P. Donovan, Jr. (Sign)
X Ellen T. Collins (Sign)
X William Collins (Sign)

State of Illinois, I, Frederick A. Braziel, a Notary Public in and for said County, in the State aforesaid, do hereby certify that DANIEL P. DONOVAN, JR., A Bachelor, ELLEN T. COLLINS & WILLIAM COLLINS, her husband

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 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 official seal this 28 day of June 1974

Frederick A. Braziel
Chicago Title and Trust Co.
Box 633
7604 S. Hermitage

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(910) 3000
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COOK CO. ILL.
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STATE OF ILLINOIS
SEAL STATE TRANSFER TAX
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END OF RECORDED DOCUMENT