

# UNOFFICIAL COPY

## WARRANTY DEED IN TRUST

23 418 087

The above space for recorders use only

THIS INDENTURE WITNESSETH, That the Grantor(s), Anne M. Ramsey, a widow  
and not remarried  
of the County of Cook and State of \_\_\_\_\_, 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 PALOS BANK AND TRUST COMPANY, a banking corporation duly organized and existing under the laws  
of the State of Illinois, and duly authorized to accept and execute trusts within the State of Illinois, as Trustee under the  
provisions of certain Trust Agreement, dated the 24th day of April 1975, and known as  
Trust Number 1-0775, the following described real estate in the County of Cook and State of Illinois,  
to-wit:

Lot 34 in Block 4 in Eberhart and Hammond's Subdivision  
of all the land West of Eberhart Avenue in the South West  
quarter of the South East quarter of Section fourteen (14)  
Township Thirty-Eight North, Range 13, East of the Third  
Principal Meridian, in Cook County, Illinois.

1974 028  
25000  
CITY OF CHICAGO  
REAL ESTATE TRANSACTION TAX  
DEPT OF REVENUE MAR1576  
REVENUE MAR1576  
PROPERTY OF

COOK CO. I.D. 016  
9 4 9 7 3  
STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
MAR1576 DEPT OF REVENUE  
\$ 22.50

10.00

LATER DATE 64-36-034

TO HAVE AND TO HOLD the said real estate 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 real estate as any  
part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to resubdivide 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 donate, to dedicate, to mortgage, pledge or otherwise encumber said  
real estate, or any part thereof, to lease said real estate, or any part thereof, from time to time, in possession or reversion, by leases to  
commence in present or in futuro, 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 terms and provisions thereof at any time or times 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 fixing the amount of  
present or future rentals, to partition or to exchange said real estate, or any part thereof, for any real or personal property, to grant easements  
or charges of any kind, to release, convey or assign any right, title or interest in or about or appurtenant to said real estate  
or any part thereof, and to deal with said real estate and any 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 the application of any purchase money, rent or money borrowed or advanced on said real estate, or be obliged to see that  
the terms of this trust have been complied with, or be obliged to inquire into the authority, 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, trust 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  
party (including the Registrar of Titles of said County) relying upon or claiming under any such conveyance lease or other instrument, (c)  
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, (d)  
that such conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this Indenture and  
in said Trust Agreement or in all amendments thereof, if any, and binding upon all beneficiaries thereunder, (e) that said Trustee, or any  
successor in trust, was duly authorized and empowered to execute and deliver every such deed, lease, mortgage or other instrument  
and (f) 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 its, his or their predecessor in  
trust.  
This conveyance is made upon the express understanding and condition that neither the said Bank, 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 attorneys may do or omit to do in or about the said real estate or under the provisions of this Deed or said  
Trust Agreement or any amendment thereto 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 it in the name of the then beneficiaries under said Trust Agreement as their attorney,  
in fact, hereby irrevocably appointed for such purpose, or at the direction of the Trustee, in its 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 as far as the trust property and funds in the actual possession of the Trustee shall be applicable for the payment and discharge  
thereof). All persons and corporations whatsoever and whatsoever shall be charged with notice of this condition from the date of the filing  
of 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, profits 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 in legal or equitable,  
in or to said real estate, as such, but only an interest in the earnings, profits and proceeds thereof as aforesaid, the interest hereof being  
to vest in said Bank the entire legal and equitable title in fee simple, in and to all of the real estate above described, hereinafter referred to as  
the real estate, and the title to any of the above real estate is now or hereafter registered, the Registrar of Titles shall hereinafter be required to  
register or note in the certificate of title or duplicate thereof, or memorial, the words "in trust," or "upon conditions," or "with limitations,"  
or words of similar import, in accordance with the statute in such case made and provided, and said Trustee shall not be permitted to produce  
the said Agreement, or any extract therefrom, as evidence that any transfer, charge or other dealing involving the registered lands is  
in accordance with the true intent and meaning of the Trust.  
And the said grantor(s) hereby expressly waives and releases(s) 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 hereunto set (his) (her) (their) hands) and seal(s) this  
24th day of March 1976  
(SEAL) Anne M. Ramsey (SEAL)  
(SEAL) (SEAL)

State of Illinois I, the undersigned, as Notary Public in and for said County, in the state aforesaid, do  
Cook hereby certify that Anne M. Ramsey, a widow and  
not remarried



personally known to me to be the same person(s) whose name(s) (is) (are) subscribed to the foregoing  
instrument appeared before me and acknowledged that (he) (she) (they) signed,  
sealed and delivered the said instrument as (his) (her) (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 personal seal this 24th day of March 1976  
George G. Kelly Notary Public

MAIL TO: Grantor's Address:  
**PALOS BANK AND TRUST COMPANY**  
TRUST DEPARTMENT

For information only insert street address of above described property.  
3530 W 63rd St  
Chicago Ill 60629  
Previous Tax Number 19-14-428-029

This space for affixing title and revenue stamps

23 418 087

# UNOFFICIAL COPY

COOK COUNTY  
FILED FOR

RECORDS & CLERK  
MUNICIPAL BLDG

MAR 16 12 40 PM '76

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Property of Cook County Clerk's Office

END OF RECORDED DOCUMENT