

UNOFFICIAL COPY

WARRANTY DEED IN TRUST

23 433 028

RECORDER OF DEEDS
COOK COUNTY ILLINOIS

1976 MAR 30 AM 10 40

MAR-30-76 163934 6 23433028 - A - Rec

10.00

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor

SHEILA ORTIZ, divorced and not remarried,

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, Conveys and warrants unto the WESTERN NATIONAL BANK OF CICERO, a National Banking Association, as Trustee under the provisions of a trust agreement dated the 25th day of February 1975, known as Trust Number 3720, the following described real estate in the County of Cook and State of Illinois, to-wit:

The South 1/2 of Lot 18 in E. A. Cummings & Company's Ogden Avenue Subdivision of Block 63-65 and the West 37 feet of Lot 66-68 in Circuit Court Partition in Section 31,32, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Grantees Address 3515 East Avenue, Berwyn, IL 60402

This document prepared by DIMITRI & MLADE, LTD
6924 West Cermak Road
Berwyn, IL 60402

10.00

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 subdivisions or parts 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 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 leases to commence in present or future, and upon any terms and for any period or periods of time, not exceeding in the case of any single lease the term of 15 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 renew leases and 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 property, or any part thereof, for other 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 easement 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 execution 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 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 under any such conveyance, lease or other instrument, and shall at the time of the delivery thereof constitute the entire and true and correct copy of the trust agreement and of all amendments thereto, and shall be 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 its, his 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 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, SHEILA ORTIZ, hereunto set her hand and seal this 25 TH day of FEBRUARY, 19 75

Sheila W Ortiz (Seal) _____ (Seal)

(Seal) _____ (Seal)

State of Illinois I, NICK MLADE, a Notary Public in and for said County, in County of Cook do hereby certify that SHEILA ORTIZ, Divorced NOT REMARRIED

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 she signed, sealed and delivered the said instrument as her 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 25 day of February, 19 75



Nick Mlade
Notary Public

Western National Bank of Cicero
5801 West Cermak Road, Cicero, Illinois 60650
Cook County Recorders Box #99 ← MAIL

3515 East Avenue
Berwyn, IL 60402

For information only insert street address of above described property.

This space for affixing Illinois and Revenue Stamps
EXEMPT UNDER PROVISIONS OF PARAGRAPH 4, SECTION 4,
REAL ESTATE TRANSFER TAX ACT.

WESTERN NATIONAL BANK OF CICERO
Nick Mlade
Notary Public

23433028
Document Number

END OF RECORDED DOCUMENT