

23 502 309



WARRANTY DEED IN TRUST

RECORD & RETURN TO TRUST DEPT.

CHICAGO TITLE AND TRUST COMPANY

The above space for recorder's use only

THIS INSTRUMENT WITNESSETH That the Grantor S, JAMES J. ROBERTS and MILDRED M. ROBERTS, his wife,

of the County of Cook and State of Illinois for and in consideration of Ten and 00/100 (\$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 16th day of March 1976, known as Trust Number 1067508 the following described real estate in the County of Cook and State of Illinois, to-wit:

Lots 55 and 56 in Saegmanash Manor, a Subdivision of Lots 1 and 8 (except that part of said lots lying West of the center line of Cicero Avenue), in Hamilton's Subdivision of Lot 1 in the Subdivision of the South West half of Caldwell's Reservation in Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the use 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 reconvey said property as often as heared, to contract to sell, to grant options to purchase, to sell on any terms, in convey either with or without covenants, 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, 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, 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 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 renew leases and options to purchase the whole or any part of the reversion and to execute and sign any instrument or instruments in relation to said premises, 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, remove or assign any 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 one 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, cash 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 carry into the necessity or execution 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, so that at the time of the delivery thereof the trust created by this instrument and by said trust agreement was in full force and effect, (b) that such conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this instrument and in said trust agreement or in some amendment thereto, and binding upon all beneficiaries thereunder, and that said trustee was fully authorized and empowered to execute and deliver every such deed, lease, mortgage or other instrument and (c) if the conveyance or other instrument 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 this of their predecessor in trust.

The interest of such and every beneficiary hereunder 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 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, profits and proceeds thereof as aforesaid.

If the title to one of the above lands is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in the public office 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 S, 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 S, addressed to VE hereunto set their hand S and seal S, this 16th day of March 1976

James J. Roberts (Seal) Mildred M. Roberts (Seal)
JAMES J. ROBERTS (Seal) MILDRED M. ROBERTS (Seal)
This document prepared by: THOMAS J. McGRATH, LTD. 18656 DIXIE HIGHWAY HOMEWOOD, ILLINOIS 60430

State of Illinois, Notary Public in and for said County, in County of Cook, do hereby certify that JAMES J. ROBERTS and MILDRED M. ROBERTS, his wife,

personally known to me to be the same person S, whose name S 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 16th day of March 1976



Constancia L. Catemen Notary Public

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Section 4, of the

This space for entering Return and Revenue Stamp

Prescribed by the provisions of Paragraph 10, Section 4, of the Real Estate Law of 1937, as amended.

NO TAXABLE CONSIDERATION

Document Number

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After recording return to Box 933 (Cook County only) CHICAGO TITLE AND TRUST COMPANY 111 West Washington St. / Chicago, Ill. 60602 Attention: Land Trust Department

5827 North Kilpatrick Ave. Chicago, Illinois 60646 For information only insert street address of above described property

UNOFFICIAL COPY

COOK COUNTY, ILL. 60601  
FILED FOR RECORD

*William H. White*  
Recorder of Deeds

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Property of Cook County Clerk's Office

✓ END OF RECORDED DOCUMENT