

# UNOFFICIAL COPY

## WARRANTY DEED IN TRUST

23 646 873

The above space for recorder's use only

64 45 7946 19 07 407 045

THIS INDENTURE WITNESSETH, That the Grantors JACK RIGGIO and ROSE RIGGIO his wife

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 DROVERS NATIONAL BANK OF CHICAGO, a National banking association (successor by merger to Drovers Trust and Savings Bank), Trustee under the provisions of a trust agreement dated the 25th day of March 1968, known as Trust Number 68090 described real estate in the County of Cook and State of Illinois, to-wit:

Lot 1 (except the south 30 feet thereof) in Block 7 in F.H. Bartlett's 2nd addition to Bartlett Highlands being a subdivision of the west 1/2 of the south east 1/2 of Section 7, Township 33 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois

Subject to covenants, conditions and restrictions of Record and General Real Estate Taxes for the years 1975 and subsequent years.

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 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 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 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 application 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 agreements 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, (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 trusts, conditions and limitations contained in this indenture and in said trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder; (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 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, 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 in or claim or equitable claim 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 any of the above lands is now or hereafter registered, the Registrar of Titles is hereby directed to register or note in the certificate of title or duplicate thereof 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.

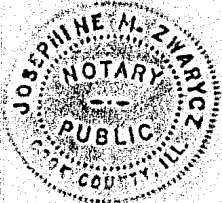
And the said grantor hereby expressly waives and releases any and all right or benefit under and in virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

In Witness Whereof, the grantor, S aforesaid has hereunto set their hand and seal this 17th day of September, 1976

Jack Riggio (Seal) Rose Riggio (Seal)  
Jack Riggio Rose Riggio

State of Illinois ) s. Josephine M. Zwarycz a Notary Public in and for said County,  
County of Cook ) do hereby certify that Jack Riggio and Rose Riggio, his wife

personally known to me to be the same persons whose names are set forth 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 17th day of September, 1976



Josephine M. Zwarycz  
Notary Public

The Drovers National Bank  
of Chicago  
Box 538

5200 South Normandy Ave  
For information only (not intended to be recorded)  
of above described property.

3200  
COOK CO. NO. 616  
22274  
STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
DEPT OF REVENUE  
3200

3500  
CITY OF CHICAGO  
REAL ESTATE TRANSACTION TAX  
DEPT OF REVENUE  
3500

23 646 873

10.00

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COOK COUNTY, ILLINOIS  
FILED FOR RECORD

SEP 24 '76 3 03 PM

*Stelney K. Olson*

RECORDER OF DEEDS

\*23646873

Property of Cook County Clerk's Office

TRUST NO \_\_\_\_\_

BOX 538

**Truist**  
WARRANTY DEED

THE  
DROVERS NATIONAL  
BANK  
of  
CHICAGO