

UNOFFICIAL COPY

WARRANTY DEED IN TRUST

23 620 620

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantors, JACK LEJA, A Bachelor, and
Chaimir Leja, A Bachelor
of the County of Cook and State of Illinois for and in consideration
of the sum of Two Dollars and other good and valuable things (\$2.00)
in hand paid, and of other good and valuable considerations, receipt of which is hereby duly acknowledged, Convey
and Warrant unto THE COSMOPOLITAN NATIONAL BANK OF CHICAGO, a corporation duly organized
and existing under the laws of the United States of America, and duly authorized
to accept and execute trusts within the State of Illinois, as Trustee under the provisions of a certain Trust Agree-
ment, dated the 10th day of February, 1927, and known as Trust Number 23288,
the following described real estate in the County of Cook and State of Illinois, to-wit:

Lot 118 (9) (except the South Forty (40) feet thereof)
in Block Four (4) in McDonald's Addition to Chicago
in the West (W 1/2) of the North West quarter (NW 1/4)
of Section Eight (8), Township Thirty Nine (39) North,
Range Fourteen (14), East of the Third Principal Meridian,

10.00

SUBJECT TO

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 or any part
thereof, to dedicate parks, streets, highways or alleys and to execute 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 mortgage, lease or otherwise encumber said real estate, or any part
thereof, to lease and real estate, or any part thereof, from time to time, in possession or reversion, to lease to commence in present or in
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 real estate, or any part thereof, for other real or personal property, to grant easements or changes of any kind,
to release, convey or waive 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 every part thereof in all other ways and for such other considerations as it could 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 to 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 such person (including the
Registrar of Titles of said county) relying upon or claiming under any such consequence lease or other instrument, and 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 person 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 thereof, (c) that said Trustee, or any successor in trust, was duly
authorized and empowered to execute and deliver every such deed, trust deed, mortgage or other instrument and (d) if the conveyance in
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 Cosmopolitan National Bank of Chicago, 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
Indenture or said Trust Agreement or any amendment hereof, or for injury to person or property happening in or about the said real estate, or
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 beneficiary under said Trust Agreement as their agent, in
fact, hereby irrevocably appointed for such purposes, or at the election 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 on,
so 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 whomsoever and whatsoever shall be charged with notice of this condition from the date of the filing for 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, avails 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, legal or equitable, in or to said real
estate as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid, the intention hereof being to vest in said The
Cosmopolitan National Bank of Chicago the entire legal and equitable title in fee simple, in and to all of the real estate above described.
If the title to any of the above real estate 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 said Trustee shall not be required to produce the said
Agreement or a copy thereof, or any extracts 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 grantors hereby expressly waive and release 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, as aforesaid have hereunto set their hands and
seals this 10th day of February, 1927.

Jack Leja [REAL] Chaimir Leja [REAL]
Jack Leja [REAL] Chaimir Leja [REAL]

State of Illinois ss. Thaddeus E. Ochat a Notary Public in and for said County, in
County of Cook do hereby certify that Jack Leja, a Bachelor,
and Chaimir Leja, a Bachelor,

personally known to me to be the same person, whose names as 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 10th day of February, 1927.
Thaddeus E. Ochat Notary Public

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030819211

23 620 620
CHICAGO, ILLINOIS
RECORDED
FEB 11 1927
THE COSMOPOLITAN NATIONAL BANK OF CHICAGO
RECORDED
FEB 11 1927
for preferred payee
to 017111

UNOFFICIAL COPY

COOK COUNTY, ILLINOIS
FILED FOR RECORD

FEB 15 12 54 PM '77

Walter A. ...
CLERK OF DEEDS

*23820820

Property of Cook County Clerk's Office

END OF RECORDED DOCUMENT