

Elco Dell u.c

COOK COUNTY, ILLINOIS
FILED FOR RECORD

Dennis L. Hatfield
MAR 31 1975

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WARRANTY DEED IN TRUST

23 034 790

Form 01 R 1/70

2517300

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor **Dennis L. Hatfield, a bachelor** of the County of **Cook** and State of **Illinois** for and in consideration of Ten and no/100 (\$10.00) Dollars, and other good and valuable considerations in hand paid, Convey S and Warrant S 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 **21st** day of **February** 1975, known as Trust Number **1065759** the following described real estate in the County of **Cook** and State of Illinois, to-wit:

Lot 118 and the Southerly 24 feet of Lot 119 in Willis M. Pitt's subdivision of the North West 1/4 of the South West 1/4 of Section 17, and part of the North East 1/4 of the South East 1/4 of Section 18, Township 37 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

5.00

TO HAVE AND TO HOLD the said premises with the covenants upon the trusts and for the uses and purposes hereinafter 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, amend, alter or modify any part thereof, and to convey said premises in any part thereof to a successor or successors in trust and to grant to said successor or successors in trust all of the title, estate, powers and authorities vested in said trustee, to donate, to dedicate, to mortgage, to lease 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, to lease to commence in the 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 199 years, and to enter or extend leases upon any terms and for any period or periods of time and in 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, to purchase the whole or any part of the reversion and to contract respecting the manner of fixing the amount of present or future rents, 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 demise, convey or assign any right, title or interest in or about or appurtenant to said premises or any part thereof, and in 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 that the terms of this deed 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, (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 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 trusts" or words of similar import, in accordance with the statute in such case made and provided.

And the said grantor hereby expressly waives, surrenders 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 aforesaid has hereunto set his hand and seal this 21st day of February 1975



Dennis L. Hatfield (Seal)
Dennis L. Hatfield (Seal)

I, the undersigned, a Notary Public in and for said County, in the state aforesaid, do hereby certify that **Dennis L. Hatfield, a bachelor**

This instrument was prepared by: **Michael D. Falls Attorney at Law 3412 Henley Street Glenview, Illinois 60025**

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 he signed, sealed and delivered the said instrument as his 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 21st day of February 1975

Michael D. Falls
Notary Public

Name: **CHICAGO TITLE AND TRUST COMPANY**
Address: **111 WEST WASHINGTON**
City: **CHICAGO, ILLINOIS 60602**
ATTN: **CYNTHIA BRENNER**

For information only insert street address of above described property.

Form 104 R 3/72

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23500
CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
REVENUE MAR-75
\$25.00
STATE OF ILLINOIS
REAL ESTATE TRANSACTIONS
REVENUE
MAR 75
23 034 790