

UNOFFICIAL COPY



WARRANTY DEED IN TRUST

RECORD & RETURN TO TRUST DEPT

CHARGE Q. R. & T. CO. TRUST 63749

23 087 252

Form 91 11/70

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor Odell E. Johnson and Willa M. Johnson and Meschelle Y. Johnson,

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 28th day of JANUARY 1974, known as Trust Number 63749 the following described real estate in the County of Cook and State of Illinois, to-wit:

Lot 15 in Block 5 in the Resubdivision of Block 11 and 12 in the Resubdivision of Washington Park Club Addition to Chicago a Subdivision of the South Half of the South East quarter of Section 15, Township 38 North, Range 14 East of the Third Principal Meridian in Cook County, Illinois.

THIS INSTRUMENT WAS PREPARED BY
ARLENE M. KATALINIC
111 W. Washington Street
Chicago, Illinois 60602

5.00

TO HAVE AND TO HOLD the said premises with the appurtenances thereon to the trustee and for the uses and purposes herein 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, settle, divide, subdivide or alter and to locate any subdivision or part thereof, and to resubdivide said property in such manner as desired, to contract in sell, to grant options to purchase, to sell on any terms, to convey in whole or in part, with or without consideration, to create said premises or any part thereof to a successor or successors in trust and to grant by such successor or successors in trust all of the title, estate, leases and authority vested in said trustee, to donate, to dedicate, to mortgage, pledge or otherwise encumber said property, or any part thereof, to lease, to sublease, to convey or any part thereof, from time to time, in present or future, by lease in current, future or otherwise, and upon any terms and for any period or periods of time, not exceeding in the case of any single lease the term of 10 years, and to renew or extend lease 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, in whole or any part of the premises and to contract respecting the manner of raising the amount of present or future rentals, to partition or to change said property, or any part thereof, for other real or personal property, to grant assessments or charges of any kind, to release, convey, or assign any right, title or interest in or about or appurtenant to said premises or any part thereof, and to deal with said property and any 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 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. (a) that as soon as 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 any amendment thereto and binding upon all beneficiaries thereunder, (c) that said trustee was duly authorized and empowered to execute and deliver on every such deed, trust deed, lease, 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.

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, legal or equitable, in or to said real estate as such, but only an interest in the earnings, profits and proceeds thereof as aforesaid.

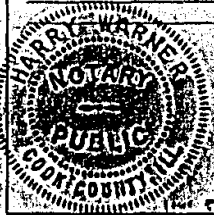
If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in the certificate of title or duplicate thereof, or otherwise, the words "in trust", or "upon condition", or "with limitations", or words of similar import, in accordance with the statute in such case made and provided.

And the said grantor, S hereby expressly waive, S and release, S 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 aforesaid in, V hereunto set their hand and seal, this 30th day of April 1975.

Odell E. Johnson (Seal) Meschelle Y. Johnson (Seal)
Odell E. Johnson Meschelle Y. Johnson
Willa M. Johnson (Seal) Willa M. Johnson (Seal)

Illinois the undersigned _____ a Notary Public in and for said County, in the state aforesaid, do hereby certify that Odell E. Johnson and Willa M. Johnson and Meschelle Y. Johnson



personally known to me to be the same person, S whose name 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 30th day of April 1975.

Harry Hawn 52095525
Notary Public

After recording return to:
Box 533 (Cook County only)
or
CHICAGO TITLE AND TRUST COMPANY
111 West Washington St. / Chicago, Ill. 60602
Attention: Land Trust Department

6238 S. VERNON AVE. CHICAGO, ILL.
For information only insert street address of above described property.

EXEMPT UNDER PROVISIONS OF PARAGRAPH 5, SEC. 200.1-2 (B-6) OF THE CHICAGO TRANSFER TAX ORDINANCE.
APR 30 1975
DATE BUYER, SELLER, REPRESENTATIVE

NO TAXABLE CONSIDERATION
This space for affixing Illinois and Revenue Stamp
"Exempt under provisions of Paragraph 5, Section 4, Real Estate Transfer Tax Act."
Buyer, Seller or Representative
Date
APR 30 1975

23 087 252

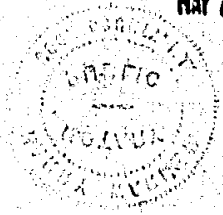
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COOK COUNTY CLERK'S OFFICE
FILED FOR RECORD

James A. [Signature]
RECORDED FOR DEED

MAY 20 '75 3 08 PM

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Property of Cook County Clerk's Office

END OF RECORDED DOCUMENT