

COOK COUNTY
FILED

John P. Tully
Attorney at Law

JUN 5 10 25 AM '75

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WARRANTY DEED IN TRUST

Form 91 R 1/70

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The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor **JAMES DREMONAS AND MARY DREMONAS**

of the County of **COOK** and State of **ILLINOIS** for and in consideration of **THE SUM OF TEN DOLLARS (\$10.00)** Dollars, and other good and valuable considerations in hand paid, Convey and Warrant 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 **26TH** day of **AUGUST, 1974** known as Trust Number **64913** the following described real estate in the County of **COOK** and State of **Illinois**, to-wit:

LOT 5 (EXCEPT THE NORTH 15 FEET THEREOF) AND THE NORTH 19 FEET 6 INCHES OF LOT 6 IN MCMAHON AND HOBAN'S RESUBDIVISION OF LOTS 1 TO 19 OF OTTO MILLER'S SUBDIVISION OF THE EAST 1/2 OF BLOCK 57 OF DEWEY AND VANCE'S SUBDIVISION OF THE SOUTH 1/2 OF SECTION 30, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

DEED PREPARED BY: JOHN P. TULLY
ATTORNEY: 10855 S. WESTERN: CHICAGO

SUBJECT TO REALTY TAXES AFTER 1974 ; subject to building and zoning ordinances;

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 paths, streets, highways or alleys and a use or any subdivision or part thereof, and to resubdivide 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 needed in said trust, to donate, to dedicate, to mortgage, to sell 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 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 a lease to commence in present or in future the term of 99 years, and to renew or extend leases upon any terms and to make leases and to grant options to lease and options to purchase the whole or any part of the reversion and to contract for the purchase of any part or parts of the premises, and to exercise all powers and authorities hereinbefore conferred upon the trustee, to execute and deliver all instruments and to do all things necessary and proper to carry out the purposes and intent of this indenture, and to execute and deliver all instruments and to do all things necessary and proper to carry out the purposes and intent of this indenture, and to execute and deliver all instruments and to do all things necessary and proper to carry out the purposes and intent of this indenture.

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 hereof 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 was in full force, (b) that such conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this indenture and in some instrument or in some agreement 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 or estate, rights, powers, authorities, duties and obligations of his, his or their predecessor in trust.

The interest of each and every beneficiary hereunder and of all persons claiming under her 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 make 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 the said grantors hereby expressly warrant and release any and all right or benefit, and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale, or execution or otherwise.

In Witness Whereof, the grantors **JAMES DREMONAS AND MARY DREMONAS** have hereunto set their hands and seal this 29th day of May, 1975.

James Dremonas (Seal) *Mary Dremonas* (Seal)
JAMES DREMONAS (Seal) **MARY DREMONAS** (Seal)

Prepared by *Christ G. Marinacci*
77 W. Washington
Chicago, Ill.

State of **ILLINOIS** ss. Christ G. Marinacci a Notary Public in and for said County, of the County of **COOK** do hereby certify that **JAMES DREMONAS AND MARY DREMONAS** the state aforesaid, do hereby certify that **JAMES DREMONAS AND MARY DREMONAS**

personally known to me to be the same person(s) whose name(s) **S** WERE 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 29 day of May, 1975

Christ G. Marinacci
Notary Public

Form 91 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

For information only insert street address of above described property.

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CITY OF CHICAGO
REAL ESTATE TRANSFER TAX

REVENUE ANALYSIS

40.00

39 25

5 5 2 5 6

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX

23 104 063

63-48-248 Filed 5/27/75



OF RECORDED DOCUMENTS