

UNOFFICIAL COPY

COOK COUNTY
FILED
WARRANTY DEED IN TRUST

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The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantors, **THOMAS J. PARETTI** and **LUELLA PARETTI**, both divorced and not since remarried;

of the County of **Cook** and State of **Illinois** for and in consideration of Ten **-----** Dollars, and other good and valuable considerations in hand paid, Convey and warrant unto **THE FIRST BANK OF OAK PARK**, an Illinois Corporation, its successor or successors, as Trustee under the provisions of a trust agreement dated the **4th** day of **March** 1957, known as Trust Number **3797**, the following described real estate in the County of **Cook** and State of Illinois, to-wit:

Lot 1 in Block 2 in First Addition to Hill 'N' Dale Subdivision being a Subdivision of part of the South East 1/4 of Section 20 and part of the South West 1/4 of Section 21, Township 41 North, Range 10 East of the Third Principal Meridian, in Cook County, Illinois.

(This deed prepared by Samuel Alfassa, 111 West Washington Street, Chicago, Illinois.)

5.00

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 do at any subdivision of part thereof, and to redivide said premises as often as desired, to contract to sell, to grant options to purchase, to sell or lease for any term to convey either with or without subdivision, 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, reversion, by lease, to commence in the present or future, and upon any terms and for any period or periods of time, not exceeding in any 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 using 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 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 should be lawful for any person owning the same to deal with the same, whether similar to or different from the ways also 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 in the application of any purchase money, rent, or money borrowed or advanced on said premises, or be obliged to see that the trusts hereby created have been complied with, or be obliged to inquire into the necessity or expediency of any act of said trustee, or be obliged or permitted 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, so 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, that said 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, that said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument and that 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, assets 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, such, but only an interest in the earnings, assets 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 limitations", or words of similar import, in accordance with the statute in such case made and provided.

And the said grantors hereby expressly waive, and release from sale on execution or otherwise, any and all right or benefit under any statute of the State of Illinois, providing for the exemption of homestead from sale on execution or otherwise.

In Witness Whereof, the grantors **Thomas J. Paretti** and **Luella Paretti** their **-----** and seal, this **14th** day of **August** 19**75**.

(Seal) *Thomas J. Paretti* (Seal)
(Seal) *Luella Paretti* (Seal)

State of **Illinois** County of **Cook** I, **Samuel Alfassa** a Notary Public in and for said County, in the state aforesaid, do hereby certify that **Thomas J. Paretti** and **Luella Paretti**, both divorced and not since remarried,

personally known to me to be the same persons whose names 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 **14th** day of **August** 19**75**.



Samuel Alfassa
Notary Public

First Bank of Oak Park
Box 47
Grantor's Address:
First Bank of Oak Park
11 Madison Street
Oak Park, Illinois 60302

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEPT OF REVENUE
REVENUE

23 199 821

INDEXED OF RECORDED DOCUMENT