

UNOFFICIAL COPY

63-96-904
WARRANTY DEED IN TRUST FILED FOR
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THE ABOVE SPACE FOR RECORDERS USE ONLY

63-96-904D

THIS INDENTURE WITNESSETH, That the Grantor **JAMES B. CURTIN, A WIDOWER** of the County of **LAKE** and State of **ILLINOIS** for and in consideration of and valuable considerations in hand paid, Convey **ten** Dollars, and other good and SAVINGS BANK, a corporation of Illinois, as Trustee under the provisions of a trust agreement dated the 16th day of **July** 1975, known as Trust Number 19467, the following described real estate in the County of **Cook** and State of Illinois, to-wit:

The South 1/2 of the South 1/2 of Lot 32 in Todd's Subdivision of the South 1/4 of the East 1/2 of North East 1/4 of Section 5, Township 39 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois. 1605228035

5.00

NO TAXABLE CONSIDERATION

This document prepared by:
Shelburne & Carlisle
1515 North Halsted
Cook County, Illinois 60602
Grantor's Address: 4000 W. North Ave., Chicago, Il. 60639

TO HAVE AND TO HOLD the said premises unto 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 vacate 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, 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, 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, by 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 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 to renew or extend leases and options to purchase the whole or any part of the reversion and to contract respecting the manner of fixing the amount of rent or future rentals, to partition or to exchange said property, or any part thereof, for other real or personal property, to grant easements or other rights 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 do 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 any 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 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 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 terms, conditions and limitations contained in this indenture or in said trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder; (c) that said trustee was duly authorized, 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 no 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 therefrom as aforesaid.

If the title to any of the above lands is now or hereafter registered, the Registrar of Title 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 grantor hereby expressly waives 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 28 day of July 1975
James B. Curtin (Seal)

State of ILLINOIS ss. Florence J. Nottoli a Notary Public in and for said County, Ill. County of COOK do hereby certify that James B. Curtin, A WIDOWER 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 28 day of August 1975
Florence J. Nottoli
Notary Public

Pioneer Trust & Savings Bank
Box 22

1236 North Massasoit
Chicago, Illinois
For information only insert street address of above described property.

Buyer, Seller or Representative
Except under provisions of Paragraph 1, Section 17-1 of the Real Estate Transfer Tax Act.
11/14/75
THIS SPACE FOR AFFIXING RUBBER AND REVENUE STAMPS
THE SPACE FOR AFFIXING RUBBER AND REVENUE STAMPS
HEREBY DECLARED THAT THE ATTACHED DEED REPRESENTS A RESUBDIVISION OF SECTION 5 OF TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.
Document Number: 23210028

END OF RECORDED DOCUMENT