

UNOFFICIAL COPY

This Indenture Witnesseth, That the Grantors Joseph R. Rizza and Nives Rizza, his wife, and Philip T. Rizza and Mary Rizza, his wife,

23 247 981

of the County of Cook and State of Illinois for and in consideration of Ten and no/100 Dollars and other good and valuable considerations in hand paid, Convey and Warrant unto the CHICAGO CITY BANK AND TRUST COMPANY, a corporation of Illinois, as Trustee under the provisions of a trust agreement dated the 25th day of September 1975 known as Trust Number 10072

the following described real estate in the County of Cook and State of Illinois, to-wit:

Parcel 1: Lot 28 (except the East 7 feet thereof dedicated for South Kostner Avenue) and all of Lots 29, 30, 31 and 32 and the East 3 feet of Lot 33 (except the South 17 feet of said Lots, dedicated for West 111 Street) together with the vacated East and West alley North of and adjoining said Lots in Morgan Avenue addition to Morgan Park, being a subdivision of the East 1/2 of the South 28.80 acres of the East 1/2 of the South West 1/4 of Section 15, Township 37 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 2: Lots 1 and 2 in Block 25 in Frederick H. Bartlett's Chicago Highlands in the North West 1/4 of the North East 1/4 of the Section 19, Township 38 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

The Grantee's address is 815 W. 67rd St., Chicago, IL

This document was prepared by attorney James J. Dowd, 77 W. Washington St. Chicago, IL

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 vacate any subdivision or part thereof, and to redivide 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 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 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 any single lease 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 fixing 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 easement 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 would be lawful for a 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 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 trusts, conditions and limitations contained in this Indenture and in said trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder, and (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 dispositions 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 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 grantors Joseph R. Rizza Nives Rizza Philip T. Rizza Mary Rizza hereunto set their hands and seal this

25th day of September 1975
Joseph R. Rizza (SEAL) Philip T. Rizza (SEAL)
Nives Rizza (SEAL) Mary Rizza (SEAL)

23 247 981

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STATE OF ILLINOIS }
COUNTY OF COOK } 88.

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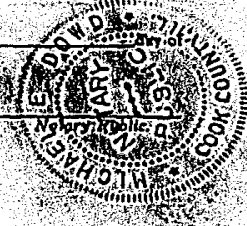
I, Michael E. Dowd Notary Public in and for said County, do hereby certify that

Joseph R. Rizza and Nives, his wife, and Philip T. Rizza and Mary Rizza, his wife,

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 15th September A. D. 1975

Michael E. Dowd



Exempt under provisions of Paragraph E, Section 4, Real Estate Transfer Tax Act.

10/7/75 James J. Dowd
Date Buyer, Seller or Representative

Exempt under provisions of Paragraph E, Section 4, Real Estate Transfer Tax Act.
10/7/75
Date

James J. Dowd
Buyer, Seller, or Representative

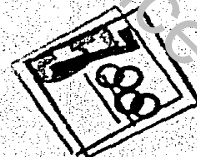
28247081

BOX 978

TRUST NO. _____

Deed in Trust
WARRANTY DEED

TO
CHICAGO CITY BANK AND
TRUST COMPANY
TRUSTEE



END OF RECORDED DOCUMENT