UNOFFICIAL COPY

DEED IN TRUST

WARRANTY

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The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor s, ROSARIO PANZARELLA and MARY PANZARELLA, his wife,

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 and Warrant unto EXCHANGE NATIONAL BANK OF CHICAGO, a National banking association, its successor or successors, as Trustee under a trust agreement dated the 9th day of October, 19 75, known as Trust Number 30570, the following described real estate in the County of COOK and State of Illinois, to-wit:

The North 30 feet of Lot 102 in John J. Rutherford's second addition to Mont Claire in the North East 1/4 of Section 25, Township 40 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois

5.00

hereinafter called "the real estate,"

TO HAVE AND TO HOLD the real est e with its appurtenances upon the trusts and for the uses and purposes herein and in the trust agreement set forth.

Full power and authority is hereby granted to said trustee to subdivide and resubdivide the real estate or any part thereof; to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof; to execute contracts to sell or exchange, or execute grants of options to purchase, to execute contracts to sell on any terms, to convey either with or without consideration; to convey the real estate 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 the trustee; to donate, to dedicate, to mortgage, or otherwise encumber the real estate, or any part thereof; to lease the real estate, or any part thereof, from time to time, in possession or reversion, by leases to commence in presenti or future, and upon any terms and for any period or periods of time and to execute contracts 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 execute contracts respecting the manner of fixing the amount of present or future rentals; to execute grants of easements or charges of any kind; to release, convey or assign any right, title or interest in or about or easement appurtenant to the real estate or any part thereof; and to deal with the title to the real estate and every part thereof in all other ways and for such other consideration as it would be lawful for any person owning the title to said real estate to deal with it, whether similar to or different from the ways above specified, and at any time or times hereafter.

In no case shall any party dealing with said trustee in relation to the real estate, or any part thereof, shall be conveyed, contracted to be sold, leased or mortgaged by the trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on the real estate, or be obliged to inquire into the necessity or expediency of any act of the trustee, or be obliged or privileged to inquire into any of the terms of the trust agreement; and every deed, trust deed, mortgage, lease or other instrument executed by the trustee in relation to the 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 herein and by the 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 herein and in the trust agreement or in any amendments thereof and binding upon all beneficiaries thereunder, (c) that the 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 beneficiary under the trust agreement and of all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale, mortgage or other disposition of the real estate, and such interest is hereby declared to be personal property, and no beneficiary shall have any title or interest, legal or equitable, in or to the 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 S hereby expressly waive and release 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 ve hereunto set their hand S and seal S this 9th day of October, 75.

Rosario Panzarella (SEAL)
ROSARIO PANZARELLA

Mary Panzarella (SEAL)
MARY PANZARELLA

(SEAL)

(SEAL)

State of Illinois
County of Cook } ss.

I, Gladys Zuidema, a Notary Public in and for said County, in the state aforesaid, do hereby certify that ROSARIO PANZARELLA and MARY PANZARELLA, his wife,

personally known to me to be the same person S whose name S 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 9th day of October, 19 75.

Gladys Zuidema
Notary Public

My Commission Expires 1-10-78

8818 N. 73rd Ct., Elmwood Park, Ill.
For information only insert street address of above described property.

ADDRESS OF GRANTEE: LA SALLE AND ADAMS CHICAGO, ILL. 60690

EXCHANGE NATIONAL BANK OF CHICAGO
Attn: J.P. McGuire Room 725
130 S. La Salle St., Chicago, Illinois 60690
Box 132

16-10

THIS DOCUMENT PREPARED BY RICHARD W. WALLER, EXEC. VICE PRESIDENT & COUNSEL
EXCHANGE NATIONAL BANK OF CHICAGO 130 S. LA SALLE ST. (ADDRESS OF PREPARER) LA SALLE AND ADAMS, CHICAGO, ILLINOIS 60690

Exempt under provisions of Paragraph E, Section 4, Real Estate Transfer Tax Act
By: [signature], Assistant Vice President (Title) Representative

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END OF RECORDED DOCUMENT

Property of Cook County Clerk's Office