

# UNOFFICIAL COPY



WARRANTY DEED IN TRUST

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COI-27-75 85483 • 23271384 - A - Rec

RECORDED BY DEPT.  
COOK COUNTY CLERK

5.00

Form 01 R 1-70

The above space for recorder's use only

THIS INDENTURE WITNESSETH That the Grantor **DONALD J. ALLEN, SR., and ROSE C. ALLEN, His Wife of 6297 - 30th Ave. North, St. Petersburg, Florida** of the County of **PINELLAS** and State of **FLORIDA** for and in consideration of **TEN & NO/100 (\$10.00)** Dollars, and other good and valuable considerations in hand paid. Convey and Warranty 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 **fourth** day of **April**, 19**75**, known as Trust Number **1065677** the following described real estate in the County of **COOK** and State of Illinois, to-wit:

**Lot four (4) in Kate H. Wright's Subdivision of Lot One (1), in Block Eleven (11) of the County Clerk's Division of the East half of the Northwest Quarter of Section 18, Township 40 North, Range 14, East of the Third Principal Meridian in Cook County, Illinois.**

TO HAVE AND TO HOLD the said premises with the appurtenances unto the trustee for the use and behoof of the grantors and their heirs, assigns and assigns forever, 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 in will, to grant options to purchase, in will or any terms, to convey, suffer with or without consideration, to convey said premises or any part thereof to a successor or successors, to grant to such successors or successors in trust all of the title, estate, powers and authorities vested in said trustee, to dedicate, 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 fee simple or otherwise, by leases in existence in present or future, and upon any terms and for any period or periods of time, and according to the terms of any single lease the term of the 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 premises and to execute and deliver any deed, mortgage, lease, or other instrument in relation to the premises, to partition or to exchange said property, or any part thereof, for other real or personal property, to grant easements, or any kind, to release, convey or assign any right, title or interest in or about or incident 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 any person owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or from time to time.

In no case shall any party dealing with said trustee in relation to said premises, or in whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or otherwise disposed of, be held 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 prejudiced in relation to said trust agreement and every necessary or expedient act of said trustee, or be obliged or prejudiced in relation to said real estate shall be conclusive evidence in favor of deed, lease, 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, so 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 instrument thereof and binding upon all beneficiaries hereunder, and that said trustee was duly sized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument and all of the conveyance is made to a successor or successors in trust, that such successors or successors in trust have been properly appointed and are fully vested with 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 named under them or any of them shall be only in the earnings, profits and proceeds arising from the sale or other disposition of said real estate, and each interest is hereby declared to be personal property, and no beneficiary hereunder shall have any title or interest, legal or equitable, in or to, and real estate as such, but only an interest in the earnings, profits 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 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 in execution or otherwise, or other laws, hand **S** and **S**.

In Witness Whereof the grantor **S** aforesaid has **VE** hereunto set their hand **S** and **S** this **4** day of **April**, 19**75**.

**Donald J. Allen, Sr.** (Seal) **Rose C. Allen** (Seal)  
**DONALD J. ALLEN, SR.** (Seal) **ROSE C. ALLEN** (Seal)

State of **FLORIDA** 1. **Hildred J. Thompson** Notary Public in and for the County of **PINELLAS** in the state aforesaid, do hereby certify that **DONALD J. ALLEN, SR. and ROSE C. ALLEN, 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 use and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal this **4** day of **April**, 19**75**.

THIS INSTRUMENT PREPARED BY:  
**JEROME FELDMAN,**  
**19 S. LaSalle St., Chicago,**

**Hildred J. Thompson**  
Notary Public **HILDRED J. THOMPSON**  
Notary Public, State of Florida at Large  
My Commission Expires **JUNE 25, 1975**

Form 01 Illinois 60603  
After recording return to:  
Box 533 (Cook County only)  
CHICAGO TITLE AND TRUST COMPANY  
111 West Washington St., Chicago, Ill. 60602  
Attention: Land Trust Department

2111 West Sunnyside  
Chicago, Illinois  
For information only (insert street address of above described property)

5.00

This space for affixing Stamps and Revenue Stamp  
Stamp under Paragraph  
Date  
11/10/75

END OF RECORDED DOCUMENT