

UNOFFICIAL COPY

DEVON BANK
WARRANTY DEED IN TRUST

1975 NOV 19 AM 9 48 23 298 007
NOV-19-75 98166 = 23298007 - A - Rec

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor Canaan Yunez and Judith Yunez,
his wife, as joint tenants
of the County of Cook and State of Illinois for and in consideration
of \$10.00 Dollars, and other good
and valuable considerations in hand paid, Convey and warrant
unto the
DEVON BANK, a corporation of Illinois, as Trustee under the provisions of a trust agreement dated
the 17th day of November 19 75 known as Trust Number 2682
the following described real estate in the County of Cook and State of Illinois, to-wit:
Parcel 1: Lot 4 in Block 2, in Valley Lo-Unit No. 4 being a Sub-
division in Section 23 and Section 26, Township 42 North, Range 12
East of the Third Principal Meridian, in Cook County, Illinois
Also Parcel 2: Easement for the benefit of Lot 4 over area designated
as Easement for private driveway on plat document No. 10755959 re-
corded February 13, 1969 and created by deed from Exchange National
Bank, Trust No. 10407 to Arlene Jez Recorded December 26, 1969 as
Document 2104473, all in Cook County, Illinois.

EXEMPT UNDER PROVISIONS OF PARAGRAPH (E) OF SECTION 200.1-206
OR UNDER PROVISIONS OF PARAGRAPH (E) OF SECTION 200.1-4B OF
CHICAGO TRANSACTION TAX ORDINANCE

DATE 11-18-75 BY G. Hamm
SECTION, BUYER OR REPRESENTATIVE

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 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 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 leases to commence in present or future, and upon any terms and for any time 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 options to renew leases and options to purchase any part of 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 any person owning the same to do 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. The said trustee is authorized to inquire into any of the terms of said trust agreement, and every 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 conformity 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, (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 said 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 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" 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 of others.

In Witness Whereof, the grantor, S. Steward has S. hereunto set their hand and seal S.
this 17th day of November 19 75

THIS INSTRUMENT WAS PREPARED BY (Seal) Judith Yunez (Seal)
Canan Yunez (Seal)
Ken Mark
Wilson Bank
6445 N. Western

State of Illinois Stanley S. Mastin a Notary Public in and for said County, in
County of Cook the state aforesaid, do hereby certify that Canaan Yunez and
Judith Yunez, his wife

personally known to me to be the same persons 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 17th day of November 19 75
Stanley S. Mastin
Notary Public

DEVON BANK
BOX 39

2112 VALLEY LOU BANK
For information only insert street address of above described property.

Section 6
Exempt under provisions of Paragraph 6
Real Estate Transfer Tax Act.
G. Hamm
Buyer, Seller or Representative
Date 11-18-75

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23298007

END OF RECORDED DOCUMENT