

# UNOFFICIAL COPY

23 389 431

64-32-136X

This Indenture Witnesseth, That the Grantors

DANIEL R. ZAROZA and EVELIA C. ZAROZA, his wife.

of the County of \_\_\_\_\_ and State of Florida for and in consideration of TEN and 00/100 ----- 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 26 day of August 1964, known as Trust Number 7308

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

Lot 38 (except the south 5 feet) and the South 1/2 of Lot 39 in Block 3 in Foote's 1st Addition to Pullman, a Subdivision of part of Block 1 in Pullman Park Addition to Pullman, in Section 22, Township 37 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois

Subject to 1st Mortgage dated December 9, 1965 and recorded December 10, 1965 as Document number 19620753 to Beverly Bank.  
Subject to Real Estate taxes for 1975 and subsequent years.  
Subject to recorded restrictions and conditions of record.

PROPERTY TAX  
19.00  
10.00

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 in futuro, 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 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 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 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 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 S aforesaid have hereunto set their hands and seals this

30 day of January 1976  
Daniel R. Zarozza (SEAL) Evelia C. Zarozza (SEAL)  
Daniel R. Zarozza (SEAL) Evelia C. Zarozza (SEAL)

10.00

THIS INSTRUMENT PREPARED BY - DUANE D. TSCHETTER, ATTORNEY AT LAW, 9850 South Cicero Avenue, Oak Lawn, Illinois 60453

25-22-201

9.00

23 389 431

# UNOFFICIAL COPY

STATE OF FLORIDA  
~~STATE OF ILLINOIS~~  
~~COUNTY OF COOK~~ } ss.  
COUNTY OF BROWARD

I, May Elia

a Notary Public in and for said County, in the State aforesaid, do hereby certify that  
DANIEL R. ZAROZA and EVELIA C. ZAROZA

personally known to me to be the same person S whose name S 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 30 day 30

May Elia A. D. 1976

NOTARY PUBLIC STATE OF FLORIDA  
MY COMMISSION EXPIRES JAN. 26, 1978  
BONDED THRU GENERAL INSURANCE COMPANY



Property of Cook County Clerk's Office

BOOK COUNTY  
FILED FOR

FEB 13 1 53 PM '76

\*23389431

BOX 978

TRUST NO.

7308

**Deed in Trust**

WARRANTY DEED

TO  
CHICAGO CITY BANK AND  
TRUST COMPANY  
TRUSTEE

END OF RECORDED DOCUMENT