

UNOFFICIAL COPY

COOK COUNTY, ILLINOIS
WARRANTY DEED ~~IN TRUST~~ RECORD

24 908 949

APR 6 '79 10 45 AM

The above space for recorder's use only *24908949

THIS INDENTURE WITNESSETH, That the Grantor, S. BEATRICE REAMER, divorced and not since remarried, and ENEDINA GUEVARA, a spinster of the County of Cook and State of Illinois, for and in consideration of the sum of TEN and no/100 Dollars (\$ 10.00), in hand paid, and of other good and valuable considerations, receipt of which is hereby duly acknowledged, Convey and Warranty unto River Oaks Bank and Trust Company, an Illinois Banking Corporation, whose address is 93 River Oaks Center, Calumet City, Illinois as Trustee under the provisions of a certain Trust Agreement, dated the 28th day of March, 19 79, and known as Trust Number 1438, the following described real estate in the County of Cook and State of Illinois, to-wit:

Lot 14 in Block 2 in James H. Campbell's Addition to Chicago, said Addition being a Subdivision of the North West quarter (except the East 50 feet thereof) of Section 14, Township 38 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.

10.00

THIS DOCUMENT PREPARED BY ISIDORE GOODMAN, 10 SOLA SALLE ST CHICAGO, IL
SUBJECT TO general taxes for 1978 and subsequent years.

APR 6 66-90-750

TO HAVE AND TO HOLD the above described real estate 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 real estate or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to re-subdivide said real estate 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 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 said Trustee, to donate, to dedicate, to mortgage, to pledge or otherwise encumber said real estate, or any part thereof, to lease said real estate, or any part thereof, from time to time, in possession or reversion, by term, from year to year, from month to month, or from day to day, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 199 years, and to renew or extend leases upon any terms and for any period or periods of time and to alter, 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 co-act, respecting the manner of fixing the amount of present or future rentals, to partition or to exchange said real estate, 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 real estate or any part thereof, and to deal with said real estate 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, or a successor in trust, in relation to said real estate, or to whom said real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said Trustee, or any successor in trust, be obliged to see to the application of any purchase money, rent or money borrowed or advanced on said real estate, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the authority, 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, or any successor in trust, in relation to said real estate shall be conclusive evidence in favor of the Trustee, and in said Trust Agreement and in all amendments or in all instruments 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, and in all amendments thereof, if any, and binding upon all beneficiaries thereunder, (c) that said Trustee, or any successor in trust, 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. This conveyance is made upon the express understanding and condition that neither River Oaks Bank and Trust Company, individually or as Trustee, nor its successor or successors in trust shall incur any personal liability or be subjected to any claim, judgment or decree for anything it or they or its agents or attorneys may do or omit to do in or about the said real estate or under the said real estate any and all such liability being hereby expressly waived and released. Any contract, obligation or indebtedness incurred or entered into by the Trustee in connection with said real estate may be entered into by it, in its own name, as trustee of an express trust and not individually (and the Trustee shall have no obligation whatsoever with respect to any such contract, obligation or indebtedness except only so far as the trust property and funds in the actual possession of the Trustee shall be applicable for the payment and discharge thereof). All persons and corporations who 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, hereof or of any of them shall be only in the earnings, avails and proceeds arising from the sale or any 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 real estate 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 limitation," or words of similar import, in accordance with the statute in such case made and provided.
Any corporate successor to the trust business of any corporate trustee named herein or acting hereunder shall become trustee in place of its predecessor, without the necessity of any conveyance or transfer.
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 grantor S. aforesaid has Ye hereunto set their hands and seal S. this 28th day of March, 19 79.
BR Beatrice Reamer (SEAL) EG Enequina Guevara (SEAL)
(SEAL) (SEAL)

State of Illinois) I, R. D. GOODMAN a Notary Public in and for said County,
County of Cook) ss. in the state aforesaid, do hereby certify that BEATRICE REAMER,
divorced and not since remarried, and ENEDINA GUEVARA, A
spinster,

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 28th day of March, 19 79
R. D. Goodman
Notary Public
Notary Commission Expires: August 22, 1982

mail to → **BOX 175**
93 RIVER OAKS CENTER CALUMET CITY, ILL. 60407
3733 West 55th St., Chicago
For information only insert property address.

This space for affixing Riders and Revenue Stamps

EXEMPT UNDER PROVISIONS OF PARAGRAPH "e", SECTION 4, REAL ESTATE TRANSFER ACT

DATE 4/6/79
BY: Isidore Goodman, Notary Public

Document Number 24 908 949

END OF RECORDED DOCUMENT