

# UNOFFICIAL COPY

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WARRANTY DEED FOR ILLINOIS  
FILED FOR RECORD

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MAY 16 '79 1 50 PM

2902-416

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor Marvin Juron

of the County of Cook and State of Illinois for and in consideration of Ten (\$10.00) Dollars, and other good and valuable considerations in hand paid, Conveys and warrant unto the WESTERN NATIONAL BANK OF CICERO, a National Banking Association, as Trustee under the provisions of a trust agreement dated the sixth day of March 1979, known as Trust Number 7370, the following described real estate in the County of Cook and State of Illinois, to-wit:

Lots 94, 95, 96, 97, 98 and 99 in Elmore's Hickory Heights, a subdivision of the South Half (1/2) of the Southeast quarter (1/4) of Section 2, Township 37 North Range 12, East of the Third Principal Meridian in Cook County, IL.

prepared by: Marvin Juron  
111 W. Washington St.  
Suite 1427  
Chg. IL 60602

66-98-039

TO HAVE AND TO HOLD the said premises with the several parts thereof 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, his heirs, assigns, managers, 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 lease to commence in present or future, and upon any terms and for any period or periods of time, not exceeding in the case of any single lease a 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 rents, 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 appurtenant to said premises or any part thereof, and to do all well 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, constructed 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 agreement are complied with, or be obliged to inquire into the necessity or expediency of any act of said trustee, or be 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 premises shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument, 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 said 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 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 such successor or successors in trust have been properly appointed and are fully vested with all the title, estate, powers, authorities, duties and obligations of the trustee 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 requested 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.

And the said grantor hereby expressly waives and releases any and all right or benefit under any or any 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 hereunto set his hand and seal this 14th day of May 1979.

*Marvin Juron* (Seal)  
Marvin Juron (Seal)

State of Illinois } SS 1. Ann B. Nathan a Notary Public in and for said County, in  
County of Cook } the state aforesaid, do hereby certify that Marvin Juron



personally known to me to be the same person whose name subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his 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 14th day of May 1979.

*Ann B. Nathan*  
Notary Public

Western National Bank of Cicero  
5801 West Cermak Road, Cicero, Illinois 60650  
Cook County Recorders Box #99

8054-56 and 8058-60 W. 95 St.  
Hickory Heights, Cook County, Illinois

COOK CO. NO. 016  
30775  
REGISTERED OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
MAY 16 1979  
DEPT. OF REVENUE  
400.00

10.00

24963236

END OF RECORDED DOCUMENT