

# UNOFFICIAL COPY

24 170 638

This Indenture Witnesseth, That the Grantors, JAMES VIVERITO and EMILIA VIVERITO, his wife

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, Convey and Warrant unto the OAK PARK TRUST AND SAVING BANK, a corporation of Illinois, as Trustee under the provisions of a trust agreement

dated the 23rd day of AUGUST, 1977, known as Trust Number 7849, the following described real estate in the County of Cook and State of Illinois, to-wit:

"LOT 12 IN BLOCK 1 IN M. S. BIRGE AND COMPANY'S 2nd SUBDIVISION BEING A SUBDIVISION OF THE SOUTH 1/4 OF THE NORTH EAST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS"

X  
X  
X

XXXXXXXXXX

XXXXX

XXXXX

XXXXX

XXXXX

XXXXX

XXXXX

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 redivide said property as often as desired, to contract to sell, to grant option to purchase, to sell or 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 the 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 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 deed 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 terms, 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 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 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," or "with limitations," or words of similar import, in accordance with the statute in such case made and provided.

And the said grantors 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 grantors aforesaid have hereunto set their hands and seals this 23 day of August, 1977.

JAMES VIVERITO [SEAL]  
James Viverito [SEAL]

EMILIA VIVERITO [SEAL]  
Emilia Viverito [SEAL]

THIS INSTRUMENT PREPARED BY: FRANK & SHINGIMAN  
111 WEST MONROE STREET  
CHICAGO, ILLINOIS 60603

16-44-412-02  
820-214-40-91

STATE OF ILLINOIS  
DEPARTMENT OF REVENUE  
JUL 21 09

CITY OF CHICAGO  
REAL ESTATE TRANSFER TAX

24 170 638

# UNOFFICIAL COPY

STATE OF ILLINOIS }  
COUNTY OF COOK } ss.

I, GREGORY J. SHINGLMAN

a Notary Public in and for said County, in the State aforesaid, do hereby certify that  
JAMES VIVERITO and EMILIA VIVERITO, his wife

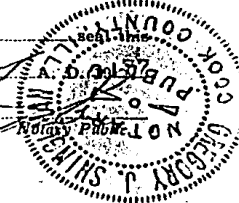
personally known to me to be the same person s... whose names are  
subscribed to the foregoing instrument, appeared before me this day in person  
and acknowledged that they signed, sealed and delivered the said instrument  
as their free and voluntary act, for the uses and purposes therein set forth,  
including the release and waiver of the right of homestead.

GIVEN under my hand and NOTARY

23

day of

August  
GREGORY J. SHINGLMAN



Property of Cook County Clerk's Office

COOK COUNTY, ILLINOIS  
FILED FOR RECORD

Oct 31 9 00 AM '77

*William R. Wilson*

RECORDER OF DEEDS

\*24170638

[ BOX 552 ]

Deed in Trust

WARRANTY DEED

TO

OAK PARK TRUST &  
SAVINGS BANK

TRUSTEE

*Maite  
Shirley Jackson  
4874 Cortez  
Cty. 2 6657*

Oak Park Trust & Savings Bank

Lake and Marion Streets  
OAK PARK, ILLINOIS

END OF RECORDED DOCUMENT