

WARRANTY DEED IN TRUST FEB 16 PM 2 10

24 329 972

FORM 253 BANK FORMS, INC.

RECORDER OF DEEDS COOK COUNTY ILLINOIS

THIS INDENTURE WITNESSETH, That the Grantor, DOROTHY FERGUSON, A WIDOW AND NOW SINCE REMARRIED of the County of Cook State of Illinois 24329972 in consideration of the sum of TEN Dollars (\$10.00), in hand paid, and of other good and valuable considerations, receipt of which is hereby duly acknowledged, Conveys and Warrants unto THE COSMOPOLITAN NATIONAL BANK OF CHICAGO, a corporation duly organized and existing as a national banking association under the laws of the United States of America, and duly authorized to accept and execute trusts within the State of Illinois, as Trustee under the provisions of a certain Trust Agreement, dated the 8th day of February 1978, and known as Trust Number 23956 the following described real estate in the County of Cook and State of Illinois, to-wit:

12.00

SEE ENCLOSED ATTACHED RIDER REPRESENTING FOUR PROPERTIES WHICH ARE INCLUDED IN THIS TRUST.

Exempt under provisions of Paragraph RE, Section 4. Real Estate Transfer Tax Act.

2/16/78 Date

Buyer, Seller or Representative

SUBJECT TO

TO HAVE AND TO HOLD the said 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 divide said real estate or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to 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 said 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, 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 lease to commence in present or in future, 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 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 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 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 deal with the same, whether similar to or different from the ways above specified, at any time hereafter.

In no case shall any party dealing with said Trustee, or any 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 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 every person (including the Registrar of Titles of said county) 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, lease or other instrument was executed in accordance with the trusts, conditions and limitations contained in this Indenture and in said Trust Agreement and 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 her predecessor in trust.

This conveyance is made upon the express understanding and condition that neither The Cosmopolitan National Bank of Chicago, Inc. nor any of its agents or attorneys may do or omit to do in or about the said real estate or under the provisions of this deed or said Trust Agreement, hereto, or for injury to person or property happening in or about 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 fact, hereby irrevocably appointed for such purposes, or at the election of the beneficiaries under said Trust Agreement as their attorney-in-fact, 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 available for the payment thereof. All persons and corporations whomsoever and whatsoever shall be charged with notice of this condition from the date of the filing for record of this Deed.

The interest of each and every beneficiary hereunder and under said Trust Agreement 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 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, the intention hereof being to vest in said The Cosmopolitan National Bank of Chicago the entire legal and equitable title in fee simple, in and to all of the real estate above described.

If the title to any of the above real estate is now or hereafter registered, the Registrar of Titles in 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 said Trustee shall not be required to produce the said Agreement or a copy thereof, or any extracts therefrom, as evidence that any transfer, charge or other dealing involving the registered lands is in accordance with the true intent and meaning of the trust.

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 aforesaid has hereunto set her hand and seal this 8th day of February 1978.

Dorothy Ferguson [SEAL]

State of Illinois I, Phyllis Feder, a Notary Public in and for said County, in the state aforesaid, do hereby certify that Dorothy Ferguson, a widow and not since remarried,

personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed, sealed and delivered the said instrument as her 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 8th day of February 1978.

Phyllis Feder Notary Public

THIS INSTRUMENT WAS PREPARED BY: BARTON T. WITT - 3324 W. DIVERSEY AVE. ATTORNEY AT LAW - CHICAGO, ILL 60647 Chicago Box No. 626

For information only insert street address of above described property.

This space for affixing taxes and Revenue Stamp

12.00

Office

THE COUNTY OF COOK, ILLINOIS NORTH CLARK STREET CHICAGO, ILLINOIS 60611

24329972 Document Number

UNOFFICIAL COPY

THIS RIDER IS ATTACHED TO AND FORMS A PART OF A CERTAIN TRUST AGREEMENT AND WARRANTY DEED IN TRUST DATED FEBRUARY 8, 1978, AND KNOWN AS TRUST NO. 23956, COVERING FOUR PROPERTIES WHICH ARE INCLUDED IN THIS TRUST: NAMELY, 1342 N. HAMLIN AVE., CHICAGO, ILL., 1822 W. RACE, CHICAGO, ILL., 4306 & 4308 W. CARROLL, CHICAGO, ILL., AS FOLLOWS:

Lot 41 in Block 9 in Hosmer and Mackey's Subdivision of Blocks 1 to 6 and 14 to 16 inclusive in the Subdivision of the West half of the North West quarter of Section 2, Township 39 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.....
A Brick House commonly known as 1342 North Hamlin, Chicago, Illinois.

Lot 35 in C. J. Hull's Subdivision, of block 19 in the Canal Trustees' Subdivision of Section 7, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.
A Two-Flat and Cottage in rear, commonly known as 1822 West Race, Chicago, Illinois.

Lot 45 in the Resubdivision of Block 4 in the West Chicago Land Company's Subdivision of the South 1/2 of Section 10, Township 39 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.....

Lot 46 and the West 8 feet of Lot 47 in the Resubdivision of Block 4 in the Subdivision of the South 1/2 of Section 10, Township 39 North, Range 13, East of the Third Principal Meridian in Cook County, Illinois.....
A Two-Flat Frame, commonly known as 4306 West Carroll, Chicago, Ill.
A House, commonly known as 4308 West Carroll, Chicago, Ill.

END OF RECORDED DOCUMENT