

DEED IN TRUST

25428708

The above space for recorder's use only

SC 5-45-48 A one
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THIS INDENTURE WITNESSETH, THAT THE GRANTORS **ROBERTO MARTINEZ and NINFA MARTINEZ, his wife** 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 Warrant unto **METROPOLITAN BANK AND TRUST COMPANY**, an Illinois banking corporation as Trustee under the provisions of a certain Trust Agreement, dated the **20th** day of **March**, 19 **80**, and known as Trust Number **1334**, the following described real estate in the County of **Cook** and State of **Illinois**; to wit: Street address: **2726 South Pulaski, Chicago, Illinois 60623**
Legal description:

Lot 3 in the subdivision of Lots 9 to 18 both inclusive in block 2 in McMillan and Wetmore's Subdivision of the South 1/2 of the North East 1/4 of the South East 1/4 of Section 27, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

10¹⁵ MAIL

This instrument prepared by:
MANUEL REYES
1624 W-18th St, Chicago, IL 60608

TO HAVE AND TO HOLD the said real estate with the appurtenances, upon the trusts, and for the uses and purposes upon the limitations set forth in said Trust Agreement.

Full power and authority consistent with the above described Trust Agreement 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 prorate said real estate as often as desired, to contract to sell or grant options to purchase, to sell or to convey either with or without consideration, to convey said real estate to 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 mortgage, pledge or otherwise encumber said real estate, of 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 lease 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 using the same of present or future tenants, to partition or to exchange said real estate, or any part thereof, for other real or personal property, to grant easements of whatever 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 or times hereafter.

In no case shall any party dealing with said Trustee, or any successor in trust, in relation to said real estate, or to any part thereof, or to any part thereof shall be covered, restricted 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, real 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 every person (including the Registrar of Titles of said county) relying upon or claiming under or such conveyance, lease or other instrument; (b) that at the time of the delivery thereof of this Indenture and by said Trustee, or any successor in trust, was in full force and effect; (c) 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 all amendments thereof; if any, and binding upon all beneficiaries thereunder; (d) 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 if in the conveyance made to a successor or successors in trust, that such successor or successors in trust have been properly appointed and are fully vested in all the title, estate, rights, powers, authorities, duties and obligations of it, his or their predecessor in trust.

This conveyance is made upon the express understanding and conditions that neither Metropolitan Bank and Trust Company individually or as Trustee, nor its successors 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 or their agents, attorneys may do or fail to do in or about the said real estate or under the provisions of this deed or said Trust Agreement or any amendment thereof, 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 connection with said real estate may be entered into by it in the name of the then beneficiaries under said Trust Agreement, or their attorney-in-fact, hereby irrevocably appointed for such purposes, or, at the election of the Trustee, 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 created and funds in the said possession of the Trustee shall be applicable for the payment and discharge thereof. All persons and corporations except only so far as what-ever 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 earnings, avails and proceeds thereof as aforesaid, the intention of the said Metropolitan Bank & Trust Co., 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 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 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 homesteads from sale on execution or otherwise.

In Witness Whereof, the grantor/s aforesaid have hereunto set their hands and seal this 17th day of April, 19 80
Roberto Martinez [SEAL] *Ninfa Martinez* [SEAL]
ROBERTO MARTINEZ **NINFA MARTINEZ**

STATE OF **ILLINOIS**)
County of **COOK**)
I, **MANUEL REYES**, a Notary Public in and for said County, in the State aforesaid, do hereby certify that **ROBERTO MARTINEZ and NINFA MARTINEZ, his wife**

are the same person/s whose name/s are **they** subscribed to the foregoing instrument, appeared before me and this day in person and acknowledged that **they** signed, sealed and delivered the same as **their** free and voluntary act, for the uses and purposes therein set forth, including the same as **notarial** seal this 17th day of April, A.D., 1980
Manuel Reyes [SEAL]
Notary Public
My commission expires **August 19, 1981**

Mail to: **Metropolitan Bank and Trust Company**
2201 West Cermak Road Chicago, Illinois 60608
Telephone 254-1000
Attention: TRUST DEPARTMENT

STATE OF ILLINOIS
Document Number: 25428708
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Sidney H. Olson
REGISTRAR OF DEEDS
25428708

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END OF RECORDED DOCUMENT