

Deed in Trust

1980 MAY 9 PM 12 43

ILLINOIS PUBLIC RECORDS COOK COUNTY RECORDS

25452327

WARRANTY

THE ABOVE SPACE FOR RECORDER'S USE ONLY

THIS INDENTURE WITNESSETH, That the Grantors EDUARDO COSTALES and MAGDALENA COSTALES, his wife, of 2104 West Cullom Avenue, of the City of Chicago, Illinois

of the County of Cook and State of Illinois for and in consideration of TEN AND NO/100 (\$10.00) dollars, and other good and valuable considerations in hand paid, Convey and warrant unto

COMMERCIAL NATIONAL BANK OF CHICAGO, a National Banking Association, 4800 N. Western Avenue, Chicago, Illinois 60625, its successor or successors, as Trustee under a trust agreement dated the 27th day of February, 1980 known as Trust Number 397, the following described real estate in the County of Cook and State of Illinois, to-wit:

Lot 47 in Charles Kemnitz Senior's Subdivision of Lots 4, 5 and 6 in Block 2 in William B. Cohen's Subdivision of the South West 1/4 of Section 18, Township 40 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

(Permanent Index No.: 14 18 337 017 0000)

TO HAVE AND TO HOLD the real estate with its appurtenances upon the trusts and in the manner and purposes herein and in the trust agreement set forth.

Full power and authority is hereby granted to said trustee with respect to the real estate herein, or any part thereof, at any time or times, to substitute and reconstitute the real estate or any part thereof; to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof; to execute contracts to sell or exchange, or execute grants of options to purchase, to execute contracts to sell on any terms, to convey either with or without consideration; to convey the real estate or any part thereof to any person or persons, or to execute any lease, or to execute any mortgage, or to execute any deed, or to execute any instrument in trust of all the title, estate, interest and authority vested in the trustee; to donate, to dedicate, to mortgage, or to execute any deed or instrument for the real estate, or any part thereof; to execute leases of the real estate, or any part thereof, from year to year, in possession or reversion, by lease to commence in possession at any time, and for any term and for any period or periods of time, not exceeding 100 years; and to execute releases or assignments of leases upon any terms and for any period or periods of time and in accordance with any terms, changes or modifications of leases and the terms and provisions thereof at any time or times hereafter; to execute contracts to make leases and to execute releases to lease and to execute releases to purchase the whole or any part of the real estate and to execute contracts respecting the manner of buying the amount of present or future receipts, to execute grants of easements, to execute any deed, to release, convey or assign any right, title or interest in or about or connected with the real estate or any part thereof, and to deal with the title to said real estate and every part thereof in all other ways and for such other considerations as it would be lawful for any person claiming the title to the real estate to deal with it, whether similar to or different from the ways above specified and at any time or times hereafter.

In no case shall any party dealing with said trustee in relation to the real estate, or to whom the real estate or any part thereof is conveyed, contracted to be sold, leased or mortgaged by the trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on the real estate, or to be bound to see that the terms of the trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of the trustee, or be obliged or privileged to inquire into any of the terms or conditions of any agreement; and every deed, trust deed, mortgage, lease or other instrument executed by the trustee in relation to the real estate shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument, (all that at the time of the delivery thereof the trust created herein and by the trust agreement was in full force and effect, but that such conveyance or other instrument was executed in accordance with the trusts, conditions and restrictions contained herein and in the trust agreement or in any amendments thereof and binding upon all beneficiaries, successors and assigns and that the trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument and that if the conveyance is made to a successor or successors in trust, the real estate or any part thereof has been properly acquired and are fully vested with all the title, estate rights, powers, authorities, duties and obligations of its, his or their predecessor or trustee.

The interest of each beneficiary under the trust agreement and of all persons claiming under them or any of them shall be only in the possession, or use, and the profits and proceeds arising from the sale, mortgage or other disposition of the real estate, and such interest is hereby declared to be personal property, and no beneficiary shall have any interest, legal or equitable, in or to the real estate so much, but only an interest in the possession, earnings, profits 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 rely in the certificate of title, duplicate, derived, or essential, 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 EDUARDO COSTALES and MAGDALENA COSTALES, his wife, have hereunto set their hands and seals this 9th day of May 1980.

Signature lines for EDUARDO COSTALES and MAGDALENA COSTALES with seals.

State of ILLINOIS, SHERWIN WINER, a Notary Public in and for said County, in County of COOK ss. the state aforesaid, do hereby certify that EDUARDO COSTALES and MAGDALENA COSTALES, his wife, are personally known to me to be the same persons 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 notarial seal this 6 day of May 1980. Notary Public signature.

Form No. TR/DIT

2104 West Cullom Avenue Chicago, Illinois 60618 For information only insert street address of above described property.

COMMERCIAL NATIONAL BANK COMMERCIAL NATIONAL BANK OF CHICAGO 4800 N. WESTERN AVENUE, CHICAGO, ILLINOIS 60625 (312) 275-2800

THIS INSTRUMENT WAS PREPARED BY: SHERWIN M. WINER, ATTORNEY AT LAW Suite 727, 188 W. Randolph St. Chicago, Illinois 60601

BOX 490

Exempt under provisions of Par. 1-2 of Section 200.1-2 of the Chicago Transfer Tax Act, 1-1-80 of the Chicago Transfer Tax Ordinance. Date 5/9/80

0.00

This space for affixing Riders and for recording of the Real Estate Transfer Tax Act, 1-1-80 of the Chicago Transfer Tax Ordinance. Buyer, Seller or Representative Date 5/9/80

Document Number 25452327