

WARRANTY DEED IN TRUST

25459623

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor 5 Martin Ortega and Concepcion Ortega, his wife 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 DROVERS BANK of CHICAGO, Trustee under the provisions of a trust agreement dated the 7th day of April 19 80, known as Trust Number 80061, the following described real estate in the County of Cook and State of Illinois, to-wit:

The South 20 feet of Lot 7 and the North 15 feet of Lot 8 in Block 23 in Garfield, a subdivision in the Southeast 1/4 of Section 34, Township 40 North, Range 1, East of the Third Principal Meridian, in Cook County, Illinois

THIS INSTRUMENT PREPARED BY: HERBERT G. DEYNE ATTORNEY AT LAW 3224 W. NORTH AVE. CHICAGO, ILL. 60647

10.00

Permanent Tax Number: 13 34 471 006

Volume: 371

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 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 leases to commence in present or future, and upon any terms and for any period or periods of time, to amend, change or modify leases and to renew or extend leases upon any terms and for any period or periods of time, to amend, change 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 appurtenant to said premises or any part thereof, and to deal with 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 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 any 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 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 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) from 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 trusts, conditions and limitations contained in this indenture and in said trust agreement or in some amendment thereof and binding upon all beneficiaries hereunder, (c) that said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, 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 re-recorded, the Registrar of Titles is hereby directed not to register or note in the certificates 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 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 grantor, S. aforesaid have hereunto set their hands and seal, this 12th day of April, 1980.

Martin Ortega (Seal) MARTIN ORTEGA

Concepcion Ortega (Seal) CONCEPCION ORTEGA

State of ILLINOIS County of Cook

SS. I. Herbert G. Deyne a Notary Public in and for said County, the state aforesaid, do hereby certify that Martin Ortega and Concepcion Ortega, his wife

personally known to me to be the same person S whose name S 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 8th day of May, 1980.

Herbert G. Deyne Notary Public

MAIL TO Drovers Bank of Chicago Box 538

1743 North Karlov Chicago, Illinois 60639

For information only insert street address (or general location) of above described property.

THIS SPACE FOR RECORDER'S USE AND RECORDING STAMPS

25459623

Document Number

UNOFFICIAL COPY

CITY OF CHICAGO  
REAL ESTATE TRANSACTION TAX  
DEPT. OF REVENUE  
MAY 16 90  
PB. 11189  
0 24 0 1 0

Cook County  
REAL ESTATE TRANSACTION TAX  
DEPT. OF REVENUE  
MAY 16 90  
PB. 11430  
0 0 2 1 7 3 5

STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
DEPT. OF REVENUE  
MAY 16 90  
PB. 10761  
1 3 3 4 4 6  
COOK  
COUNTY, ILS

*Sidney A. Blain*  
RECORDER OF DEEDS  
25459623

COOK COUNTY, ILLINOIS  
FILED FOR RECORD  
1990 MAY 16 PM 2:54

TRUST NO. \_\_\_\_\_

BOX 538

**Deed in Trust**  
WARRANTY DEED

**DROVERS** [REDACTED]  
**BANK**  
*of*  
**CHICAGO**

**END OF RECORDED DOCUMENT**