

UNOFFICIAL COPY

Recd

67-80-123

25473089

WARRANTY DEED IN TRUST

6780123X

The above space for recorder's use only

THIS INDENTURE, WITNESSETH, That the Grantor,
Michael Valentine and Anna Valentine, 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 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 7th day of May 1980, and known as Trust Number 25406
the following described real estate in the County of Cook and State of Illinois, to-wit:

Lot 1 in Block 23 in W.F. Kaiser and Company's Arcadia Terrace, being
a subdivision of the North half of the South East quarter (except the
West 33 feet thereof) and the South East quarter of the South East quarter
of Section 1, Township 40 North, Range 13, East of the Third Principal
Meridian, in Cook County, Illinois.

Lidnyk N. Olson

COOK COUNTY, ILLINOIS
FILED FOR RECORD

RECORDER OF DEEDS

1980 JUN -2 PH 2:33

25473089

10.00

SUBJECT TO Conditions and Restrictions of record; General Taxes for the year
1979 and subsequent years.

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 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 resubdivide said real estate as often
as desired, to any part thereof, 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 purchase, to mortgage, to pledge, or otherwise encumber said real estate, or any part thereof, to grant said
powers and authorities vested in said Trustee, to donate, to dedicate, to grant to such successor or successors in trust all of the title, estate,
thereof, to lease said real estate, or any part thereof, from time to time, in possession or reversion, by leases to commence in present or in
future, and upon any terms and for any period or periods of time and to change or modify leases and the terms and conditions of such leases, and to
renew or extend leases 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
assign 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 leasing the amount of present or future rentals, and 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 easement 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 be obliged to see that the terms of this
instrument was executed in accordance with the terms of said Trust Agreement, and every deed, trust deed, mortgage 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 or other instrument executed by said Trustee, or any
authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument executed by said Trustee, or any
successor or successors in trust, that such successor or successors in trust have been properly appointed and lawfully vested with all
the title, estate, rights, powers, authorities, duties and obligations that belong to him or her as Trustee of said real estate, or as Trustee of said
deed or as Trustee of said trust, nor his successor or successors in trust shall incur any personal liability or be subjected to any claim or decree
for anything he or she or his or her 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 or any amendment thereto, or for injury to person or property happening in or about said real estate, any and
connection with said real estate may be entered into by it in the name of the then beneficiaries under said Trust Agreement as their attorney
in fact, hereby irrevocably appointed for such purpose, or at the election of the Trustee, in its own name, as Trustee of an express trust and
so far as the trust property and funds in the actual possession of the Trustee shall be applicable for the payment and discharge thereof only.
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 real
estate in the hands of THE COSMOPOLITAN NATIONAL BANK OF CHICAGO the entire legal and equitable title in fee simple, in and to all of said real estate
described above.
If the title to any of the above real estate is now or hereafter registered in the name of the Trustee, in its own name, as Trustee of an express trust, or
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 note
or 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 S aforesaid ha ve hereunto set their
seal S this 7th day of May 19 80 hand S and

(SEAL) *Michael Valentine* (SEAL)
(SEAL) *Anna Valentine* (SEAL)

State of Illinois I, S, a Notary Public in and for said County, in
County of Cook do hereby certify that Michael Valentine and Anna
Valentine, his wife



personally known to me to be the same person S whose name S are
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 7th day of May 19 80

This Instrument prepared by Bernard L. Stone, 1 N. La Salle St., Chicago, Illinois 60602

The Cosmopolitan National Bank of Chicago
Box No. 626

For information only insert street address of above described property.

COOK CO. NO. 015
4 6 2 2 4
STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
REVENUE
JUN -20 1980
195.00
CANCELED
0 1 2 6 5 7
REAL ESTATE JUNE 9 1980
REVENUE JUN -30 1980
STAMP 195.00
CANCELED
CITY OF CHICAGO
REAL ESTATE TRANSFER TAX
REVENUE JUN -30 1980
540.00
540
25473089
RECORDED
25473089

END OF RECORDED DOCUMENT