

UNOFFICIAL COPY

WARRANTY DEED IN TRUST

25 496 629

COOK COUNTY, ILLINOIS  
FILED FOR RECORD

RECORDED OF DEEDS

CO. NO. 016

1980 JUN 25 AM 11 15

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147669

67-75-095  
6  
17-33-317-028

THIS INDENTURE WITNESSETH, That the Grantors, PETER J. SABBIA and LINDA SABBIA, his wife, in joint tenancy and DANIEL SABBIA, Jr. and JOAN CAROL SABBIA, his wife, in joint tenancy of the County of Cook and State of Illinois for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, Convey and warrant unto MAYWOOD-PROVISO STATE BANK, a corporation of Illinois, as Trustee under the provisions of a trust agreement dated the 19th day of May 1980, known as Trust Number 5344 the following described real estate in the County of Cook and State of Illinois, to-wit:

Lot 28 in the subdivision of the North west 1/4 of Block 27 in the Canal Trustee's subdivision of Section 33, Township 39 North, Range 14 in Cook County, Illinois

Commonly known as 3751 South Wallace Street, Chicago.

Subject to covenants, conditions and restrictions of record, and  
Subject to real estate taxes for the year 1979 and subsequent years.

10.00

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, not exceeding in the case of any single demise the term of 198 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 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 may 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) that at the time of the delivery thereof the trust created by his 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 thereto, and binding upon all beneficiaries thereunder, (c) that said trustee 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 each 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 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 S 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 30th day of May 1980.

Peter J. Sabbia (Seal)  
PETER J. SABBIA  
Linda Sabbia (Seal)  
LINDA SABBIA

Daniel Sabbia Jr. (Seal)  
DANIEL SABBIA, Jr.  
Joan Carol Sabbia (Seal)  
JOAN CAROL SABBIA

This document prepared by V.S.VASAN, 105 West Madison, Chicago, IL 60602

State of Illinois I, V.S. VASAN a Notary Public in and for said County, in County of Cook SS. the state aforesaid, do hereby certify that PETER J. SABBIA, LINDA SABBIA his wife, DANIEL SABBIA, Jr. JOAN CAROL SABBIA, his wife



personally known to me to be the same person S whose name S 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 23 day of June 1980

[Signature] Notary Public

UNION FEDERAL SAVINGS & LOAN ASSOCIATION  
3430 South Halsted Street  
Chicago, Illinois 60608

3751 S. Wallace street, Chicago

For information only insert street address of above described property.

Thank to

BOX 533

STATE OF ILLINOIS  
CANCELLED TRANSFER TAX  
JUN 25 1980 15.00  
C.T.I.  
Cook County  
CANCELLED TRANSFER TAX  
JUN 25 1980 15.00  
CITY OF CHICAGO  
REAL ESTATE TRANSFER TAX  
JUN 25 1980 15.00  
25 496 629

END OF RECORDED DOCUMENT