

UNOFFICIAL COPY

WARRANTY DEED IN TRUST

COOK COUNTY, ILLINOIS
FILED FOR RECORD

25543780

Sherwin Cole
RECORDER OF DEEDS

1980 AUG 11 PM 11:02

25543780

COOK
CO. NO. 016

150923

Form 91 5M 11-56

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor

SHERWIN COLE as TRUSTEE UNDER THE LAST WILL & TESTAMENT OF HAZEL FACTOR,
DECEASED
of the County of COOK and State of ILLINOIS for and in consideration
of TEN A.D. NO/100 Dollars, and other good
and valuable considerations in hand paid, Convey S and warrant S unto the CHICAGO TITLE
AND TRUST COMPANY, a corporation of Illinois, as Trustee under the provisions of a trust agreement
dated the 1st day of AUGUST 19 80, known as Trust Number 1077123
the following described real estate in the County of COOK and State of Illinois, to-wit:

LOT 22 IN BLOCK 3 IN WINSTON PARK NORTHWEST UNIT 1, BEING A SUBDIVISION
OF SECTION 13, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL
MERIDIAN IN COOK COUNTY, ILLINOIS

TO HAVE AND TO HOLD the said premises with the appurtenances to 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 create any subdivision of any 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 com-
mence in present or future, and upon any terms and for any period or periods of time, exceeding in the case of any single demise
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 premises on 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 incident
appurtenant to said premises or any part thereof, and to deal with said property and every thing 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, 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 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, lease, 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 this 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 in 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 the exemption of homesteads from sale on execution or otherwise.

In Witness Whereof, the grantor aforesaid has hereunto set HIS hand and seal
this 9 day of AUGUST 19 80.

Sherwin Cole (Seal)
SHERWIN COLE (Seal)

10.00

State of ILLINOIS }
County of COOK } ss. I, ARNOLD D. GOLDSTEIN a Notary Public in and for said County, in
the state aforesaid, do hereby certify that SHERWIN COLE

personally known to me to be the same person whose name IS subscribed to the
foregoing instrument, appeared before me this day in person and acknowledged that
HE signed, sealed and delivered the said instrument as HIS free and volun-
tary 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 9 day of AUGUST 19 80

Arnold D. Goldstein
Notary Public

Chicago Title and Trust Co.
Box 533

1318 Michele Dr. Palatine, Illinois

For information only insert street address of
above described property.

STATE OF ILLINOIS
REAL ESTATE TAX
DEPT OF REVENUE
1525

COOK COUNTY
ESTATE TRANSACTION TAX
STATE OF ILLINOIS
1525

25543780

END OF RECORDED DOCUMENT