

UNOFFICIAL COPY

WARRANTY DEED IN TRUST

SEP 18 1980 PM 12 49

25583366

RECORDED
COOK COUNTY

SEP 19 1980 7 41 337 25583366 A -- Rec
The above space for recorder's use only

10.15

40577-29
Pedraza

THIS INDENTURE WITNESSETH, That the Grantors Jose L. Pedraza and Carmen Pedraza
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 the American
National Bank and Trust Co. of Chicago a corporation of the United States of America, as
Trustee under the provisions of a trust agreement dated the 27th day of
August 1980, known as Trust Number 50597, the follow-
ing described real estate in the County of Cook and State of Illinois, to wit:

Lot 17 in Block 3 in Sandra Heights, Being A Subdivision of the
Southeast 1/4 of the Southwest 1/4 of Section 19 (Except Part Lying South
of Michigan Central Railroad and Except the Railroad and Except The
North 37 Feet Dedicated for Street and Except A 66 Foot Strip Dedicated
for Hickory Street) In Township 35 North, Range 14, East of The Third
Principal Meridian, in Cook County, Illinois.

This instrument prepared by Andrew Thomas
18141 Dixie Hwy
Homewood, Illinois 60430

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 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 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 easement 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) 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 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 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, real or equitable, in or to said real estate as such, but
only an interest in the earnings, avails and proceeds thereof as aforesaid.

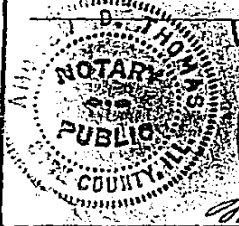
If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in
the certificate of title or duplicate thereof, or memorial, the words "in trust", or "upon condition", or "with limitation", or words of
similar import, in accordance 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 any 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 Jose L. Pedraza and Carmen Pedraza, hereunto set their hands and seals
this 9th day of September 1980.

Jose L. Pedraza (Seal) Carmen Pedraza (Seal)
Jose L. Pedraza (Seal) Carmen Pedraza (Seal)

State of Illinois)
County of Cook) SS. I, The Undersigned, a Notary Public in and for said County,
in the state aforesaid, do hereby certify that Jose L. Pedraza and
Carmen Pedraza, his wife



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
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 9th day of September 1980.

Andrew D. Thomas
Notary Public
Commission expires 24 July 83

GRANTEE: & MAILING ADD:
American National Bank & Trust Co. of Chicago 579 Shelley, Chicago Heights, Ill 60411
33 North LaSalle
Chicago, Illinois 60602
For information only insert street address of above described property.

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
25583366
Document Number
5583366

10:00 MAIL

END OF RECORDED DOCUMENT