

# UNOFFICIAL COPY

25603155

*Sidney H. Olson*  
RECORDER OF DEEDS



WARRANTY DEED IN TRUST COOK COUNTY, ILLINOIS  
FILED FOR RECORD

1980 SEP 30 AM 10:29

25603155

Form 91 R 1/70

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor s VICTOR TORRES & LUZ G. TORRES, HIS WIFE

of the County of COOK and State of ILLINOIS for and in consideration of TEN AND NO /100 Dollars, and other good and valuable considerations in hand paid, Convey and Warranty unto the CHICAGO TITLE AND TRUST COMPANY, a corporation of Illinois, whose address is 111 West Washington Street, Chicago, Illinois 60602, as Trustee under the provisions of a trust agreement dated the 16th day of AUGUST 1979, known as Trust Number 1075661 the following described real estate in the County of COOK and State of Illinois, to-wit:

LOT 20 IN BLOCK 3 IN ROBERT F. SUMMERS SUBDIVISION OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT TAX NUMBER 13-35-308-018

RECORD & RETURN TO LAND TRUST DEPT.  
CHICAGO TITLE CO. TRUST # 25603155

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 the 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 premises 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, to lease 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 lease 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 lease 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 to execute and deliver every such deed, trust deed, lease, mortgage, or other instrument or 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 the, his or their predecessor in trust.

In no case shall any party dealing with said trustee in relation to said premises, or upon said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, 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 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 the, 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 this case made and provided.

And the said grantor hereby expressly waives and releases any and all right or benefit under and the value 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 16th day of AUGUST 1979

*Victor Torres* (Seal)  
VICTOR TORRES  
*Luiz G. Torres* (Seal)  
LUZ G. TORRES

THIS INSTRUMENT WAS PREPARED BY  
THOMAS V. SZYMZYK ATTY.  
111 WEST WASHINGTON STREET  
CHICAGO, ILLINOIS 60602 (Seal)

State of ILLINOIS ss. I, \_\_\_\_\_ a Notary Public in and for said County, in the state aforesaid, do hereby certify that VICTOR TORRES & LUZ G. TORRES, HIS WIFE

personally known to me to be the same person s whose name s are \_\_\_\_\_ 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 24th day of September 1980

*Maurice H. Castello*  
Notary Public

Form 91  
After recording return to:  
Box 533 (Cook County only)  
or  
CHICAGO TITLE AND TRUST COMPANY  
111 West Washington St., Chicago, Ill. 60602  
Attention: Land Trust Department

For information only insert street address of above described property

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CHICAGO TITLE AND TRUST COMPANY  
CHICAGO, ILLINOIS 60602  
25603155  
OFFICE

END OF RECORDED DOCUMENT