

# UNOFFICIAL COPY

## WARRANTY DEED IN TRUST

1979 JUN 13 PM 1 07

25 002 324

The above space for recorder's use only

THIS INSTRUMENT WITNESSETH, That the Grantor Lito B. Fajardo, a/k/a Lito Fajardo and Evelyn L. Fajardo, a/k/a Evelyn Fajardo, 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 warrant unto THE CHICAGO HEIGHTS NATIONAL BANK, a National Banking Association, as Trustee under the provisions of a trust agreement dated the 9th day of June 1979, known as Trust Number 1556 the following described real estate in the County of COOK and State of Illinois, to-wit:

Lot B in O. Rueter and Company's Sylvan Court a Sub-division of a tract of land in part of the South 1/2 of the Northeast 1/4 of Section 7, Township 35 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

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:

Said power and authority is hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof, to erect, lay out, alter, vacate, lay out, alter, or subdivide any subdivision or part thereof, and to redivide said property as he may deem proper, to contract to sell, to grant options to purchase, to sell on any terms, to convey either with or without consideration, to mortgage and to execute any deed, mortgage, lease, or other instrument in trust and to grant to such successor or successors in trust all of the powers, rights and authorities vested in said trustee to donate, to dedicate, to mortgage, pledge or otherwise encumber said premises or any part thereof, to lease and property, or any part thereof, from time to time, in possession or reversion, by lease to come into effect upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of the lease, and to renew or extend leases upon any terms and for any period or periods of time and to amend, change or terminate leases and all the terms and provisions thereof at any time or times hereafter, to contract to make leases and to grant options to purchase, to renew leases and options to purchase the whole or any part of the reversion and to contract respecting the manner of payment of rent 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 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 purposes as he may deem proper and lawful for any person owning the same to deal with the same, whether similar to or different from the ways herein specified, at any time or times hereafter.

It is the duty of any party dealing with said trustee in relation to said premises, or to whom said premises or any part thereof shall be conveyed, to see that said trustee is duly authorized to execute and deliver every such deed, trust deed, mortgage or other instrument executed by said trustee in relation to said premises, and that the delivery thereof the trust created by this instrument and by said trust agreement was in full compliance with the trusts, conditions and limitations contained therein, and that the same were duly authorized and empowered to execute and deliver every such deed, trust deed, mortgage or other instrument, and that the same were fully vested with all the title, estate, rights, powers, authorities, duties and obligations of its, his or their predecessors in trust.

Every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the enjoyment, use and benefit 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 the use and benefit thereof as aforesaid.

If the name of 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 conditions," or "with limitations," or words of similar import, in accordance with the statute in such case made and provided.

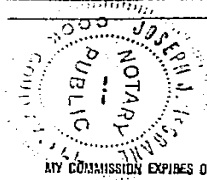
And the said grantors hereby expressly waive and release any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

In Witness Whereof, the grantor S aforesaid have hereunto set their hands and seals 9th day of June 1979.

THIS INSTRUMENT PREPARED BY: Joseph J. McGrane (Seal) Lito B. Fajardo (Seal) Evelyn L. Fajardo (Seal)

165 WEST TENTH STREET CHICAGO HEIGHTS, ILLINOIS 60411

State of Illinois Joseph J. McGrane Notary Public in and for said County. In County of Cook ss. the state aforesaid, do hereby certify that Lito B. Fajardo, a/k/a Lito Fajardo, and Evelyn L. Fajardo, a/k/a Evelyn Fajardo, his wife,



personally known to me to be the same person S whose names 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 9th day of June 1979.

Mail to GRANTEE'S ADDRESS: THE CHICAGO HEIGHTS NATIONAL BANK 1030 Dixie Highway Chicago Heights, Illinois 60411

1808 Sylvan Court Flossmoor, Illinois For information only insert street address of above described property.

RETURN TO: RECORDER'S BOX NO. 454

100

This space for affixing Duties and Revenue Stamp

Exemption under provision of paragraph (2), Section 4, Real Estate Transfer Tax Act. Date 6/19/79 Buyer, seller or representative

25 002 324