

UNOFFICIAL COPY



WARRANTY DEED IN TRUST

25187253

COOK COUNTY, ILLINOIS
FILED FOR RECORD

1979 OCT 11 PM 2:14

Sidney R. Olson
RECORDER OF DEEDS

25187253

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor S, EARL FELKE and LOIS G. FELKE, 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 CHICAGO TITLE AND TRUST COMPANY, a corporation of Illinois, as Trustee under the provisions of a trust agreement dated the 30th day of April 1979, known as Trust Number 64278 the following described real estate in the County of Cook and State of Illinois, to-wit:

Lot 9 in Block 12 in Kinzies Addition to Chicago in Section 10, Township 39 North, Range 14, East of the 3rd Principal Meridian in Cook County, Illinois.

Subject to taxes for 1979 and subsequent years.

TO HAVE AND TO HOLD the said premises with the appurtenances unto 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, maintain, 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 or part 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 property, or any part thereof, 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 the terms and provisions thereof at any time or times hereafter, to contract to make leases and to grant options to the term of 99 years, and to renew or extend leases upon any terms and for any period or periods of time, 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 essence of said premises or any part thereof, and to deal with said property and every part thereof in all other ways and for such 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, 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 and deliver every such deed, trust deed, lease, mortgage or other instrument, (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 trustee 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 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 the 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 hand S and seal S this 4th day of October 19 79

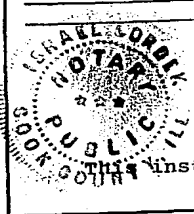
(Seal) Earl Felke (Seal)

(Seal) Lois G. Felke (Seal)

State of Illinois, SS. Israel Dordak a Notary Public in and for said County, in County of Cook do hereby certify that EARL FELKE and LOIS G. FELKE, 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 4th day of October, 19 79



This instrument prepared by Israel Dordak, 33 North LaSalle Chicago, Illinois Israel Dordak Notary Public

Form 91

Chicago Title and Trust Co.
Box 533

For information only insert street address of above described property.

EXEMPT UNDER PROVISIONS OF PARAGRAPH

SEC. 200.1-2 (B-6) OF PARA-

SEC. 200.1-4 (B) OF THE

CHICAGO TRANSACTION TAX ORDINANCE.

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EXEMPT UNDER PROVISIONS OF PARAGRAPH

SEC. 200.1-2 (B-6) OF PARA-

SEC. 200.1-4 (B) OF THE

CHICAGO TRANSACTION TAX ACT.

Buyer, Seller or Representative's Name

Date

25187253

END OF RECORDED DOCUMENT