

UNOFFICIAL COPY

WARRANTY DEED IN TRUST

25266394

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COOK COUNTY RECORDS
FILE

RECORD OF DEEDS

25266394

Form 91 5M 11-56

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The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantors AUGUSTINE MELIA AND MAUREEN MELIA, HIS WIFE; and COLEMAN McCORKLE and RUTH McCORKLE, HIS WIFE; and CARL V. WIEGAND AND JANET E. WIEGAND, HIS WIFE, all of whom are residents of the County of COOK and State of ILLINOIS for and in consideration of \$1000 and no/100 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 13th day of July 1979, known as Trust Number 1075393 the following described real estate in the County of Cook and State of Illinois, to-wit:

Lot 1 in Ridgmont Square, being a subdivision of part of the South 1/2 of the North East 1/4 OF SECTION 17, TOWNSHIP 37 North, Range 13 East of the Third Principal Meridian, according to the plat thereof recorded March 28, 1978 as Document Number 243-111 in Cook County, Illinois.

This instrument prepared by Louis P. Yangas, Attorney at Law 100 W. Washington Street, Chicago, 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.

Full power and authority is hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof, to dedicate public 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 and 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 premises 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 the 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 any of 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 payment of 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 part thereof in all other ways and for such other considerations as it would be lawful for any person owning the same to do, 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 any part of said premises or any part thereof shall be excused or relieved 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 charged 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 premises shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument, and 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, so that such conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this agreement and in said trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder, and that said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument and that if the conveyance is made to a successor or successors in trust, that such successors 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 predecessors 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 the beneficiary hereunder shall have any title or interest, legal or equitable, in or to said real estate as such, but only as 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 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 such case made and provided.

And the said grantor hereby expressly waive and release and any and all right or benefit under and benefit 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 grantors aforesaid have hereunto set their hand, seal and seal this 14th day of AUGUST 1979.

August Melia (Seal) *Coleman McCorkle* (Seal)
Maureen Melia (Seal) *Ruth McCorkle* (Seal)
Carl V. Wiegand (Seal) *Janet E. Wiegand* (Seal)

State of Illinois ss. I, Louis P. Yangas, a Notary Public in and for said County, in County of Will the state aforesaid, do hereby certify that Augustine Melia and Maureen Melia, his wife; and Coleman McCorkle and Ruth McCorkle, his wife; and Carl V. Wiegand and Janet E. Wiegand, his wife, are

personally known to me to be the same person 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 30th day of November 1979.



Louis P. Yangas
Notary Public

ADDRESS OF GRANTEE
Chicago Title and Trust Co.
Box 533

111 W. Washington Street, Chicago, Ill.

10606 Ridgmont Lane, Chicago Ridge, Ill

For information only insert street address of above described property.

100g

\$ 1000.00 PAID C.C.I. REV. STAMP

Document Number 25266394
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COOK COUNTY, ILLINOIS
1075393

24-1-003-004