



WARRANTY DEED IN TRUST

25 320 482

COOK COUNTY, ILLINOIS
FILED FOR RECORD

1980 JAN 16 PM 2:01

Sidney H. Olson
RECORDER OF DEEDS

25320482

Form 91 R 1/79

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor

SAUL BOZEMAN and CAROL BOZEMAN, his wife

of the County of Cook and State of Illinois for and in consideration of TEN (\$10.00) and 00/100***** Dollars, and other good and valuable considerations in hand paid, Convey and Warrant unto the CHICAGO TITLE AND TRUST COMPANY, a corporation of Illinois, whose address is 111 West Washington Street Chicago, Illinois 60602, as Trustee under the provisions of a trust agreement dated the 27th day of October, 1979, known as Trust Number 1076592 the following described real estate in the County of COOK and State of Illinois, to-wit:

Lot 2 (except the North 2 feet thereof) and the North 14 feet of Lot 3 in Block 31 in Calumet Trust's Subdivision in Section 12, both North and South of the Indian Boundary Line in Township 37 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois and Fractional Section 7 North of the Indian Boundary Line, in Township 37 North, Range 15 East of the Third Principal Meridian, as per Plat thereof recorded December 30, 1925 as document number 9137462, in Cook County, Illinois.

This instrument was prepared by:
Joseph McGinnis, Esq.
9844 S. Roberts Road, Palos Hill, IL 60465

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 redivide said property as often as desired, to contract to sell, to grant options to purchase, to sell on any basis, 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 dedicate, to mortgage, 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 the present or future, and upon any terms and for any period or periods of time, not exceeding in the case of any such lease the term of 99 years, and to renew or extend lease upon any terms and to make leases and to grant options to lease and options to renew and to extend the term of any such lease and to provide for the renewal and extension of any such lease 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 assignments or charges of any kind, to release, convey or assign any right, title or interest in or about or assessment 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 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 the 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 do 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 trust, 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, 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 shall be declared to be personal property, and no beneficiary hereunder shall have any title or interest, legal or equitable, in or to said real estate, or any 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 such case made and provided.

And the said grantor S hereby expressly waives and releases any and all right or benefit under any laws 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 this 27th day of October, 1979.

Saul Bozeman (Seal) Carol Bozeman (Seal)
SAUL BOZEMAN CAROL BOZEMAN

Notary Public Seal: Joseph J. McGinnis, Notary Public in and for the State of Illinois, My Commission Expires July 1, 1982

Joseph J. McGinnis, a Notary Public in and for the State of Illinois, do hereby certify that SAUL BOZEMAN and CAROL BOZEMAN, his wife

personally known to me to be the same persons 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 27th day of October, 1979.

Taryn Thomas, Notary Public, 10106 S. Luella, Chicago, IL

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

RECORD & RETURN TO LAND TRUST DEPT. CHICAGO TITLE AND TRUST COMPANY

EXEMPT UNDER PROVISIONS OF PARAGRAPH 4, SECTION 2018 OF THE CHICAGO TRANSFER TAX ORDINANCE. DATE: 1-27-80

10.00

Section 4, Real Estate Transfer Tax Act. Date: 1-27-80

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