

# UNOFFICIAL COPY

## WARRANTY DEED IN TRUST

25 354 363

\$ 18.75

The above space for recorder's use only

67-59-069 W

THIS INDENTURE WITNESSETH, That the Grantors **WILLIAM D. BRATKO** and **MARY ANN BRATKO**, his wife of the County of Du Page and State of Illinois for and in consideration of Ten and 00/100 (\$10.00) Dollars, and other good and valuable considerations in hand paid, Convey and warrant unto the **WESTERN NATIONAL BANK OF CICERO**, a National Banking Association, as Trustee under the provisions of a trust agreement dated the 4th day of March 1977, known as Trust Number 6428, the following described real estate in the County of Cook and State of Illinois, to-wit:

Lot 39 in Block 6 in 22nd Street Boulevard Subdivision of the North East 1/4 of Section 29, Township 39 North, Range 13 East of the Third Principal Meridian in Cook County, Illinois

**SUBJECT TO:** covenants, conditions and restrictions of record, private, public and utility easements and roads and highways, if any, party wall rights and agreements, if any, general taxes for the year 1979 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year 1980.

**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 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 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 single lease the term of 19 years, and to renew or extend leases upon any terms and 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 premises, to 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 or about or easement appurtenant to said premises or any part thereof, and to deal with said property and every part thereof in all other ways and for each 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 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 deed, trust deed, mortgage or other instrument 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 thereto, (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 successor 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 avails and proceeds therefrom as aforesaid shall be held and distributed as if the same were personal property.

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 to issue 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 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 this 4th day of February 19 80

This document prepared by: Michael Freeman 1247 Waukegan Rd., Glenview, Ill.

William D. Bratko (Seal) Mary Ann Bratko (Seal)

WILLIAM D. BRATKO (Seal) MARY ANN BRATKO (Seal)

Address of grantees 5801 W. Cermak Rd., Cicero, Ill.

State of Illinois I, Michael Freeman Notary Public in and for said County, in County of Cook do hereby certify that William D. Bratko and Mary Ann Bratko, his wife

personally known to me to be the same persons whose names S 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 4th day of February 19 80.

Michael J. Freeman  
Notary Public



Mail to: Western National Bank of Cicero  
5801 West Cermak Road, Cicero, Illinois 60650  
Cook County Recorders Box #99

5718 W. 23rd St  
CICERO, ILLINOIS  
For information only insert street address of above described property.

Box 533

STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
FEB 7 1980 18.75  
C.T.I.  
Real Estate Transfer Tax \$25.00  
Real Estate Transfer Tax \$10.00  
Real Estate Transfer Tax \$100.00  
Real Estate Transfer Tax \$50.00  
C.T.I.  
FEB 7 1980  
Cook County Recorder's Office  
25 354 363  
18.75  
10.00

# UNOFFICIAL COPY

COOK COUNTY, ILLINOIS  
FILED FOR RECORD  
1980 FEB -7 PM 2:47

*Sidney H. Olson*  
RECORDER OF DEEDS  
25354368

Property of Cook County Clerk's Office

END OF RECORDED DOCUMENT