

UNOFFICIAL COPY

2 of 2 Documents - Order No. SC 9-09-24 (GLG)

Box No. 533



WARRANTY DEED IN TRUST

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Form 91 R 7/80

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantors CHESTER J. ZIMNY, divorced and not remarried,

of the County of Cook 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 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 10th day of March 1983, known as Trust Number 1083290 the following described Real estate in the County of Cook and State of Illinois, to-wit: Lot 21 in Gross Humboldt Park Addition to Chicago, being a subdivision of the North West 1/4 of the North East 1/4 of the South East 1/4 of Section 1, Township 39 North, Range 13, East of the Third Principal Meridian, (Except 1 square acre in the North East Corner and 1 square acre in the North West Corner thereof) in Cook County, Illinois.

Subject to: General Taxes for the year 1982 and subsequent years.

PERMANENT TAX NUMBER: 16-07-406-046-0000 VOLUME NUMBER: 536

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 parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to convey said premises 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 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 present or future, and upon any terms and for any period or periods of time, not exceeding in the case of any lease 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 leases and the terms 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 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 changes of any kind, to release, convey or assign any right, title or interest in or about or 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 or dealing 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, be to know 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 execution or performance 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 trust created by this indenture and by said trust agreement was in full force and effect, (b) that such conveyance, lease 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 thereto, and (c) that said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, mortgage, lease or other instrument and that 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 seized 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 in any of the rents, profits, and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property, and a beneficiary hereunder shall have any title of interest, legal or equitable, in or in said real estate as such, but only an interest in the earnings, assets and proceeds therefrom in and to said real estate.

If the title to any of the above lands is now, or hereafter requested, the Register of Titles is hereby directed to file or note in the certificate of title or duplicate thereof, or memorial, the words "in trust", 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 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, his hereto set his hand, and seal, this 24th day of March, 1983.

*Chester J. Zimny* (Seal)  
Chester J. Zimny (Seal)

THIS INSTRUMENT WAS PREPARED BY:  
Rollin Soskin  
1200 Central Avenue  
Wilmette, Ill. 60091

State of ILLINOIS, County of COOK } ss  
Rollin J. Soskin  
CHESTER J. ZIMNY, divorced and not

personally known to me to be the same person whose name is set forth in the foregoing instrument, appeared before me this day in person and acknowledged that he executed the same as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the rights of homestead. Given under my hand and notary seal this 24 day of March, 1983.

*Rollin J. Soskin*  
Notary Public

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

2510 Thomas St., Chicago

Box No. 533

0 2 6 4 1 3  
REAL ESTATE TRANSACTION  
REVENUE  
STATE - MAR - 83  
11 50

STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
DEPT OF REVENUE  
111 S. OLNEY ST.  
SPRINGFIELD, ILL. 62701  
9971 08  
MAR 28 1983

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CHICAGO  
REAL ESTATE TRANSFER TAX  
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END OF RECORDED DOCUMENT