

**UNOFFICIAL COPY**

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 A# 970810

**WARRANTY-DEED IN TRUST**

26 595 725

The above space for recorder's use only

Exempt under provisions of Paragraph e, Section 4,  
 Real Estate Transfer Tax Act.  
 3/22/83  
 Date  
 Buyer, Seller or Representative

THIS INDENTURE WITNESSETH, That the Grantor, Zaki F. Joudeh, married to Fatima Joudeh,  
Cook of the County of Illinois and State of \_\_\_\_\_, for and in consideration of the sum of Ten and no/100 Dollars (\$10.00\*), in hand paid, and of other good and valuable considerations, receipt of which is hereby duly acknowledged, Convey S and Warranty S unto FORD CITY BANK AND TRUST CO., a banking corporation duly organized and existing under the laws of the State of Illinois, and duly authorized to accept and execute trusts within the State of Illinois, as Trustee under the provisions of a certain Trust Agreement, dated the 25th day of February, 19 83, and known as Trust Number 3957, the following described real estate in the County of Cook and State of Illinois, to wit:

The South 30 feet of the East 142 feet (except the East 17 feet thereof) of Lot 49 in F. H. Bartlett's 79th Street Acres, a Subdivision of the Northeast 1/4 of Section 31, Township 38 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

COOK COUNTY, ILL. THIS  
 FILED FOR RECORD  
 383 MAY -6 AM 10: 23

26595725  
 RECORDED OF DEEDS

THIS INSTRUMENT WAS PREPARED BY  
 EDWARD C. SWERIGARD  
 7601 S. Cicero  
 Chicago, IL

10.00

**SUBJECT TO**

**TO HAVE AND TO HOLD** the said real estate with the appurtenances, 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 real estate or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to resubdivide said real estate, often as to be, to contract to sell, to grant options to purchase, to sell on any terms, to convey either with or without consideration, to convey said real estate 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, power and authorities vested in said Trustee, to donate, to dedicate, to mortgage, pledge or otherwise encumber said real estate, or any part thereof, to lease said real estate, or any part thereof, from time to time, in person or by attorney, by lease to commence in the past or 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 198 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 and provisions thereof at any time or times hereafter, to contract to make a lease and to grant options to lease and options to purchase the whole or any part of the premises and to contract and to contract respecting the manner of fixing the amount of present or future rentals, to partition or to exchange said real estate, 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 concerning said real estate or any part thereof, and to deal with said real estate and every part thereof in all other ways and for such other considerations as it would be lawful for any person in 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, or any successor in trust, in relation to said real estate, of whom said real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said Trustee, or any successor in trust, be obliged to see to the application of any money, rent or money borrowed as advanced on said real estate, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the authority, 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, or any successor in trust, in relation to said real estate shall be conclusive evidence in favor of every person (including the Registrar of Titles of said county) 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 shall be 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, in or in all amendments thereof, if any, and binding upon all beneficiaries thereunder, (c) that said Trustee, or any successor in trust, 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 its, his or their predecessor in trust.

This conveyance is made upon the express understanding and condition that neither Ford City Bank and Trust Co., individual or as Trustee, nor its successor or successors in trust shall incur any personal liability to be subjected to any claim, judgment or decree for anything if they or its or their agents or attorneys may do or consent to do in or about the said real estate or under the provisions of this Deed or said Trust Agreement or any amendment thereto, or for injury to person or property happening in or about said real estate, any and all such liability being hereby expressly waived and released. Any contract, obligation or indebtedness incurred or entered into by the Trustee in connection with said real estate may be entered into by it in the name of the then beneficiaries under said Trust Agreement as their attorney-in-fact, hereby irrevocably appointed for such purposes, in as the section of the Trustee, in its own name, as Trustee of an express trust and not individually (and the Trustee shall have no obligation whatsoever with respect to any such contract obligation or indebtedness except only so far as the trust property and funds in the actual possession of the Trustee shall be applicable for the payment and discharge thereof). All persons and entities to whomsoever and whatever shall be charged with notice of this condition from the date of the filing for record of this Deed.

The interest of each and every beneficiary hereunder and under said Trust Agreement and of all persons claiming under them or any of them shall only be in the earnings, avails and proceeds arising from the sale or any other disposition of said real estate, and such interest is hereby declared to be 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, the intention hereof being to vest in said Ford City Bank and Trust Co. the entire legal and equitable title in fee simple, in and to all of the real estate above described.

If the title to any of the above real estate 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 "with limitations," or "subject to a trust instrument," in accordance with the state statute which so reads, and said Trustee shall not be required to produce the said Agreement or a copy thereof, or any extracts therefrom, as evidence that any transfer, charge or other dealing involving the registered lands is in accordance with the true intent and meaning of the trust.

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 aforesaid has hereunto set his seal this 25th day of February, 19 83.

Zaki F. Joudeh (SEAL)  
 Zaki F. Joudeh (SEAL)

State of Illinois )  
 County of Cook ) SS. I, the undersigned a Notary Public in and for said County, in the state aforesaid, do hereby certify that Zaki F. Joudeh, married to Fatima Joudeh,

personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his 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 March, 19 83.  
 Notary Public

**GRANTEE**  
 MAIL TO: FORD CITY BANK AND TRUST CO.  
 7601 South Cicero Avenue  
 Chicago, Illinois 60652

8206 S. Narragansett  
 Burbank, IL 60459

FORM NO. 69315  
 Reorder from ILLIANA FINANCIAL, INC.

BOX 533

This space for affixing Riders and Revenue Stamps

PROPERTY OF COOK COUNTY

**END OF RECORDED DOCUMENT**