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WARRANTY DEED IN TRUST

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26695676

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Form 16-10

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantors, **MOLLIE GOLD, a widow and not remarried, STEVEN GOLD, a bachelor and MARCIA GOLD, a spinster.**

of the County of **Cook** and State of **Illinois** for and in consideration of **Ten** Dollars, and other good and valuable considerations in hand paid, Convey and warrant unto **ALBANY BANK AND TRUST COMPANY N. A.**, a national banking association, its successor or successors, as Trustee under the provisions of a trust agreement dated the **13th** day of **July** 19 **71**, known as Trust Number **11-2647**, the following described real estate in the County of Cook and State of Illinois, to-wit:

LOT 27 IN BLOCK 1 IN WILLIAM E. HATTERMAN'S IRVING PARK BOULEVARD SUBDIVISION IN THE NORTHWEST ¼ OF SECTION 24, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Title is conveyed and warranted subject to general real estate taxes for the years 1982 and subsequent years and the right, title and interest of Enid Durbin.

Dodge 51001169

10 **10** **MATE** 26695676

TO HAVE AND TO HOLD the said premises with the appurtenances thereto unto 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 limit, enlarge, 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 resubdivide said property as often as desired, to contract to sell, to grant options to purchase, to sell on any terms, to convey said premises with or without consideration, to convey said premises to any person or persons, to grant to any person or persons, to lease to any person or persons, to mortgage, pledge 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, 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 single 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 and provisions thereof at any time or times hereafter, to contract to make leases and to grant options to lease and 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 charges 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 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 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 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, 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, 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 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 trustee or successors in trust, that such trustee 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.

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, assets and proceeds arising from the sale or 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, assets 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 a 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 grantors hereby expressly waive and release 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 grantors aforesaid have hereunto set their hands and seals this 21st day of July 1983.

Mollie Gold (Seal)
MOLLIE GOLD
Marcia Gold (Seal)
MARCIA GOLD

Steven Gold (Seal)
STEVEN GOLD

State of Ill County of Cook JOE J. ISEN a Notary Public in and for said County, in the state aforesaid, do hereby certify that **MOLLIE GOLD, a widow and not remarried, STEVEN GOLD, a bachelor and MARCIA GOLD, a spinster**

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 of the right of homestead. Given under my hand and notarial seal this 21st day of July 1983.

Prepared By



ALBANY BANK AND TRUST COMPANY N. A.

BOX 35

For information only insert street address of above described property.

Exempt under Real Estate Transfer Tax Act Sec. 20104 Par. 2 & Cook County Ord. 95104 Par. 2
Date 7/1/83

26823 270 Document Number

UNOFFICIAL COPY

Engl. Clerk

COOK COUNTY

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Property of Cook County Clerk's Office

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