

UNOFFICIAL COPY

STATE OF ILLINOIS
LEGAL FORMS

NO. 1004
SEPTEMBER, 1987

DEED IN TRUST

William R. Ellison
RECORDER OF DEEDS

ILLINOIS 25 931 265 1984 JAN 17 PM 1:15

6931266

031625

(The Above Space For Recorder's Use Only)

THE GRANTORS Juan M. Brito and Maria E. Brito, husband and wife
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/QUIT CLAIM) unto
Chicago City Bank and Trust of 63rd & Halsted, Chicago, IL

as Trustee under the provisions of a trust agreement dated 1/9/84
and known as Trust Number 11087 (hereinafter referred to as "said trustee," regardless of the number
of trustees, and unto all and every successor or successors in trust under said trust agreement, the following described real
estate, to-wit:

SEE RIFE FOR LEGAL DESCRIPTION AND OTHER PROVISIONS,
attached hereto and incorporated herein by reference,

TO HAVE AND TO HOLD the above 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 are hereby granted by said trustee to improve, manage, protect and subdivide said premises or
any part thereof, to dedicate public streets, to lay out alleys, to vacate any subdivision or part thereof, and to re-subdivide said
premises as often as desired, to contract to sell, to grant options to purchase, to sell or 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 the rights, powers, authorities and duties of said trustee, to donate, dedicate, 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, by lease to commence in present or in 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
under 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 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
assessments or charges of any kind, to release, convey or assign any right, title or interest in or about or encumbrance 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
purposes 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.

If in 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
trust fund, money, rent, or money borrowed or advanced, or said premises, or be obliged to see that the terms of this trust have
been complied with, or be obliged to bring into the necessity or expediency of a vacancy of said trustee, or be obliged or
compelled to assume 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 or other instrument
was executed in accordance with the trust, condition, and limitations contained in this Indenture and in said trust agreement
and in some instrument thereon and binds upon all beneficiaries hereunder, (c) that said trustee was duly authorized and
empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument, and that the conveyance
in relation 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.

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 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.

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 limita-
tions," 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 hand and seal this 11th
day of January, 1984.

Juan M. Brito (SEAL) *Maria E. Brito* (SEAL)
Juan M. Brito Maria E. Brito
(SEAL) (SEAL)

State of Illinois, County of COOK ss.



I, the undersigned, a Notary Public in and for said County, in the State afore-
said, DO HEREBY CERTIFY that Juan M. Brito & Maria E. Brito
husband and wife 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 official seal, this 11th day of January, 1984

Commission expires 5/13 1987 *William R. Ellison* NOTARY PUBLIC

*USE WARRANT OR QUIT CLAIM AS PARTIES DESIRE

MAIL TO: JAMES M. JONES (Name)
4915 S. ASHLAND (Address)
CHGO. ILL 60609 (City, State and Zip)

OR RECORDER'S OFFICE BOX NO 15

ADDRESS OF PROPERTY:
5118 S. Justine
Chicago, IL 60609
THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES
ONLY AND IS NOT A PART OF THIS DEED.
SEND SUBSEQUENT TAX BILLS TO:
RE HARRISON (Name)
5118 S. JUSTINE CHGO. (Address)

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
DEPT. OF REVENUE JAN 17 1984
RECEIVED
125.00

STATE OF ILLINOIS
REAL ESTATE TRANSACTION TAX
DEPT. OF REVENUE
12.50

THIS INSTRUMENT WAS PREPARED BY:
ANNIE J. WILLIAM W. WILSON
3344 Ridge Road
Lansing, IL 60438
26 931 265
10.00

STATE OF ILLINOIS
REAL ESTATE TRAN
DEPT. OF REVENUE
155079

777 J.T.L. 7
69-28-80-07 #71

UNOFFICIAL COPY

RIDER TO DEED DATED: 1/11/84

FROM: JUAN M. BRITO AND MARIA E. BRITO

TO: CHICAGO CITY BANK AND TRUST, AS TRUSTEE

1. EXCEPTIONS

This Deed is 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; existing leases and tenancies; special taxes or assessments for improvements not yet completed; any unconfirmed special tax or assessment; installments not due at the date hereof of any special tax or assessment for improvements heretofore completed; general taxes for the year 1983 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year 1983.

2. LEGAL DESCRIPTION

Lot 57 in Ballin's Subdivision of the Northwest 1/4 of the Northwest 1/4 of the Southwest 1/4 of Section 8, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

3. ADDRESS OF PROPERTY

5118 S. Justine
Chicago, IL 60609

26 931 265

END OF RECORDED DOCUMENT