

# UNOFFICIAL COPY

WARRANTY-DEED IN TRUST

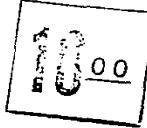
1981 SEP 23 PM 3 36

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The above space for recorder's use only

THIS INDENTURE WITNESSETH That the Grantor, RICARDO CASTANEDA, divorced and now married to MARICELA CASTANEDA and ERLINDA CASTANEDA,  
divorced and not since remarried, of the County of COOK and State of ILLINOIS, 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 and Warrant unto FORD CITY BANK, 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 28th day of AUGUST, 1981,  
and known as Trust Number 3658, the following described real estate in the County of COOK  
and State of Illinois, to-wit:

Lot 47 in Block 2 in Phare and Sackett's Subdivision of  
the South Quarter of the East Half of the Northeast  
Quarter of Section 1, Township 38 North, Range 13, East  
of the Third Principal Meridian, in Cook County, Illinois.



SUBJECT TO

SC7 38 22

TO HAVE AND TO HOLD the said real estate 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 and reserved to improve, manage, protect and subdivide said real estate or any part thereof, to lease, let, hire, or otherwise dispose of the same, by and in any manner, by and in any time or times, to any person or persons, or to all the title, estate, powers and authorities vested in said Trustee to grant to such successor or successors, and to grant options to purchase, to sell on any terms, to lease future, and upon any terms and for any period or periods of time, not exceeding in case of any single demise the term of 45 years, and the term or terms thereafter, upon any terms and for any period of time, not exceeding 45 years, to any person or persons, and to grant options to lease and options to renew leases and options to purchase the whole or any part of the real estate or any interest in or about the real estate, to grant easements, or rights of way, to release, convey or assign any right, title or interest in or about or in or over any part thereof, or to deal with said real estate and every part thereof, in full force and effect, and every part thereof, in all manner and ways lawful for the purpose, in the same or in some other 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 in trust, in relation to said real estate, or to whom real estate, in trust, shall belong, be obliged to see to the application of any purchase money, rent or money borrowed or 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 title to said real estate, or to see to the application of any purchase money, rent or money borrowed or advanced on said Trust Agreement; and every deed, trust, devise, mortgage, lease or other instrument executed by said Trustee, or any successor, in trust, in relation to said real estate shall be conclusive and valid, even though such instrument be silent as to the time of the delivery thereof, the trust created by this Indenture and by said Trust Agreement was in full force and effect (2) that such conveyance or other instrument was executed in accordance with such conditions as are contained in this instrument, and in said Trust Agreement, and in all documents thereto, and is binding upon all beneficiaries hereunder, (3) that said Trustee, or any successor in trust, was duly authorized and so directed to execute and deliver such conveyance or other instrument, and that such conveyance or other instrument was fully executed with all the title, estate, rights, powers, authorities, duties and obligations of its, his or their predecessor in trust, (4) that such conveyance or other instrument was executed in trust, and is binding upon all beneficiaries hereunder, individually or as Trustee, or successives in trust, and shall include any personal liability or be subject to any claim, judgment or decree for anything it or they or its agents or attorneys may do or omit to do in or about the said real estate or under the trust, 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, at any time, be enforced by the Trustee, or successives in trust, or any agent or attorney of the Trustee, or successives in trust, for the purposes, or at the election of the Trustee, in its own name, as Trustee of an express trust and not in its fiduciary (and the Trustee shall have no obligation whatsoever with respect to such contract, obligation or indebtedness), or otherwise, so long as the Trustee or successives in trust, or any agent or attorney of the Trustee, or successives in trust, may be entitled to payment of the principal amount of the trust, or successives in trust, or any part thereof, or any interest therein.

All persons and corporations, whomever and whatsoever shall be charged with notice of this condition for the date of filing for record of this Deed.

In witness Whereof, the grantor aforesaid have hereunto set their hand and seal this 31<sup>st</sup> day of AUGUST, 1981.  
Ricardo Castaneda [SEAL] Maricela Castaneda [SEAL]  
RICARDO CASTANEDA MARICELA CASTANEDA  
Erleinda Castaneda [SEAL] Erleinda Castaneda [SEAL]

State of ILLINOIS, I, EDWARD S. LIPSKY, a Notary Public in and for said County, in the state aforesaid, do hereby certify that RICARDO CASTANEDA, divorced and now married to MARICELA CASTANEDA and ERLINDA CASTANEDA, Divorced and not since remarried

personally known to me to be the same person whose name is are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the same as their free and voluntary act, for the uses and purposes herein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal this 14<sup>th</sup> day of SEPTEMBER, 81.

Notary Public in and for said County

THIS INSTRUMENT WAS PREPARED BY  
ZIPPERMAN, LEVIN & ASSOCIATES LTD.  
138 W. RANDOLPH ST.  
CHICAGO, IL 60601

Box 931

CAJ #01-09-037522

Ford City Bank

7601 South Cicero Avenue  
Chicago, Illinois 60652

Ford City Bk. Tr. 3658

4209 S. Campbell Chicago, IL

For information only insert street address of above described property.

END OF RECORDED DOCUMENT