

UNOFFICIAL COPY

WARRANTY DEED IN TRUST

26037729

1981 OCT 26 AM 11 23

The above space for recorder's use only

This Indenture Witnesseth, That the Grantor James DiFoggio
and Marilyn DiFoggio, his wife

of the County Cook and the State of Illinois for and in consideration of
Ten and No/100 Dollars,

and other good and valuable consideration in hand paid, Convey _____ and Warranty _____ unto DROVERS
BANK OF CHICAGO, an Illinois banking association, of 47th Street and Ashland Avenue, Chicago, Illinois, its successor or successors as
Trustee under the provisions of a trust agreement dated the 21st day of September, 19 81 known as Trust
Number 81-142, the following described real estate in the County of Cook

and State of Illinois, to-wit:

**Lot 1 and 2 in Block 4 in David Davis' South Addition a Subdivision
of the Southeast 1/4 of the Southwest 1/4 of Section 28, Township
39 North, Range 14, East of the Third Principal Meridian, in the
County of Cook, State of Illinois.**

Permanent Real Estate Index No. _____ Common Address 2901-03 S. Canal, Chicago

TO HAVE AND TO HOLD the said premises with the appurtenances, upon the trusts and for 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 alley, 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, either with or without consideration, to convey said premises
or any part thereof to a successor or successors in trust, 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 property, 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 praesenti or in futuro, and upon any
terms and for any period or periods of time, not exceeding in the case of any single demise 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 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 charges of any kind, to release, convey or assign
any right, title or interest in or about or easement 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,
whenever 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 agree-
ment; 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 deli-
very thereof the trust created by this Indenture and by said trust agreement was in full force and effect, (b) that such conveyance or other in-
strument 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 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 earn-
ings, avails and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal prop-
erty, 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 limitations," or words of similar
import, in accordance with the statute in such cases made and provided.

And the said grantor S 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 grantor S aforesaid have hereunto set their hand, S and seal S
this 21st day of October, 19 81

James DiFoggio (SEAL) _____ (SEAL)
Marilyn DiFoggio (SEAL) _____ (SEAL)

State of Illinois I, Michael J. Pope
County of Cook SS, _____ a Notary Public in
and for said County, the state aforesaid, do hereby certify that James DiFoggio
and Marilyn DiFoggio, his wife



personally known to me to be the same person, S whose name S subscribed to the fore-
going 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 notarial seal, this 21st day of October, 19 81

Michael J. Pope
Notary Public

Return to: **Drovers Bank** of Chicago
BOX 538

This instrument was prepared
by Michael J. Pope, 2 N. LaSalle
Chicago, IL 60602

This space for affixing fiduciary and revenue stamps
This transaction is exempt from Illinois Real Estate Transfer Tax by reason of provisions
of paragraph e, Section 4 of the Real Estate Transfer Tax Act.
Exempt under provisions of Section 4 plus Section 200.1-2B6 of the City of Chicago
Transfer Act.

Document Number

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END OF RECORDED DOCUMENT