

# UNOFFICIAL COPY

WARRANTY DEED IN TRUST

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The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor, Michael J. Fontana, a bachelor of the County of Cook and State of Illinois for and in consideration of Ten and no/100 --- (\$10.00) --- Dollars and other good and valuable considerations in hand, Convey and Warrant unto the O'HARE INTERNATIONAL BANK, (N.A.) A National Bank, as Trustee under the provisions of a Trust Agreement dated the 21st day of January, 19 82, known as Trust Number 82 L 1442 the following described real estate in the County of Cook, State of Illinois, to-wit:

Lot 9 in Martinek's Subdivision being a Subdivision of the North 1/2 of Lot 5 in Jarnecke's division of Land in Section 4, Township 40 North, Range 12, East of the Third Principal Meridian, according to the Plat thereof recorded December 4, 1912 as Document Number 5092101, in Cook County Illinois.

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(Permanent Index No.:

TO HAVE AND TO HOLD the real estate with its appurtenances upon the trusts and for the uses and purposes herein and in the trust agreement set forth:

Full power and authority is hereby granted to said Trustee to subdivide and resubdivide the real estate or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, to execute contracts to sell or exchange, or execute grants of options to purchase, to execute contracts to sell on any terms, to convey either with or without consideration, to convey the 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, powers and authorities vested in the trustee, to donate, to dedicate, to mortgage, or otherwise encumber the real estate, or any part thereof, to execute leases of the real estate, or any part thereof, from time to time, in possession or reversion, by leases to commence in the present or future, and upon any terms and for any period or periods of time, and to execute renewals or extensions of leases upon any terms and for any period or periods of time and to execute amendments, changes or modifications of leases and the terms and provisions thereof at any time or times hereafter, to execute contracts to make leases and to execute options to lease and options to renew leases and options to purchase the whole or any part of the real estate and to execute contracts respecting the manner of fixing the amount of present or future rentals, to execute grants of easements or interests of any kind, to release, convey or assign any right, title or interest in or about or easement appurtenant to the real estate or any part thereof, and to deal with the title to said real estate and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the title to the real estate to deal with it, whether similar to or different from the ways above specified and at any time or times hereafter.

In no case shall any party dealing with said trustee in relation to the real estate, or to whom the real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by the trustee, be obliged to see that the terms of the trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of the trustee, or be obliged or privileged to inquire into any of the terms of the trust agreement, and every deed, trust deed, mortgage, lease or other instrument executed by the trustee in relation to the 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 the trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument and (b) 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 or predecessors.

The interest of such beneficiary under the trust agreement and of all persons claiming under the trustee or any of them shall be only in the possession, earnings, and the avails and proceeds arising from the sale, mortgage or other disposition of the real estate, and such interest is hereby declared to be personal property, and no beneficiary shall have any legal or equitable interest in the real estate as such, but only an interest in the possession, earnings, avails and proceeds thereof.

If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is hereby authorized to register or note in the certificate of title or duplicate thereof or memorial the words in trust, with limitations, or words of similar import, in accordance with the statute in such case made and provided.

And the said grantor hereby expressly assigns and releases to said Trustee, and all right of benefit thereunder, 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 Michael J. Fontana of the County of Cook and State of Illinois has hereunto set his hand and seal this 21st day of January, 19 82.

Michael J. Fontana (SEAL) \_\_\_\_\_ (SEAL)  
\_\_\_\_\_  
(SEAL) \_\_\_\_\_ (SEAL)

State of Illinois )  
County of Cook ) SS ) the undersigned, \_\_\_\_\_ a Notary Public in and for said County, in the state aforesaid, do hereby certify that

Michael J. Fontana personally known to me to be the same person whose name is \_\_\_\_\_ is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he \_\_\_\_\_ signed, sealed 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 and upon my hand and notarial seal this 22nd day of January, 19 82.

[Signature]  
Notary Public

**O'Hare International Bank**  
8501 W. Higgins Road, Chicago, Illinois 60631  
Telephone (312) 693-5555  
Member FDIC

9831 Norwood, Rosemont, Ill.  
For information only insert street address of above described property.

This instrument prepared by Rita Welter, O'Hare Int'l. Bank, 8501 W. Higgins Rd., Chicago

EXEMPT UNDER PROVISIONS OF PARAGRAPH 17(b) SECTION 4, REAL ESTATE TRANSFER TAX ACT.  
1/22/82  
[Signature]  
Clerk

Document Number  
26122594

**END OF RECORDED DOCUMENT**