

# UNOFFICIAL COPY

## WARRANTY DEED IN TRUST

26178418  
1982 MAR 22 AM 11:35

THIS INDENTURE WITNESSETH, That the Grantors Charles P. Ventura  
and Arlene E. Ventura, his wife 605962 26178418  
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 MIDWEST BANK AND TRUST COMPANY, a banking corporation duly organized and  
existing as a banking corporation under the laws of the State of Illinois, and duly authorized to accept and  
execute trusts with the State of Illinois, as Trustee under the provisions of a certain Trust Agreement, dated the  
19th day of March 1982, and known as Trust Number  
82-03-3831, the following described real estate in the County of Cook and State  
of Illinois, to-wit:

Lot 14 in Country Club Woodlands Inc., A Subdivision of the  
West 1/2 of the North 8 Acres of the West 1/2 of the South  
West 1/4 of Section 36, Township 40 North, Range 12, East  
of the Third Principal Meridian, in Cook County, Illinois.

This instrument prepared by:  
Anthony J. Diasio  
Midwest Bank & Trust Company  
1606 N. Harlem Ave.  
Elmwood Park, IL 60635

10.00 E

### SUBJECT TO

TO HAVE AND TO HOLD the said real estate with the covenants, upon the trusts, 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 improve, manage, protect and subdivide said real estate or any part  
thereof, to dedicate parks, streets, highways or alleys, and to vacate any easements or part thereof, and to subdivide said real estate 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  
real estate or any part thereof to a successor or successors in trust and to grant to such successor or successors, in trust and of the title, estate,  
powers and authorities vested in said Trustee, to donate, to dedicate, to mortgage, to lease or otherwise encumber said real estate, or any part  
thereof, to lease said real estate, or any part thereof, from time to time, in person or by power, to 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 in 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 lease and to lease 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 matter of buying the amount of present or future proceeds, to  
partition or to exchange said real estate, or any part thereof, for other real or personal property, to grant easements or rights of any kind,  
to release, convey or assign any right, title or interest in or about or in connection with said real estate or any part thereof, and to  
deal with said real estate and every part thereof in all other ways and for such other or 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 herein specified, at any time or times hereafter.

In no case shall any party dealing with said Trustee, or any successor in trust, in relation to said real estate, or to whom said real  
estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said Trustee, or any successor in trust, 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 authority, 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, or any successor in trust, in relation to said real estate shall be conclusive evidence in favor of every person, including the  
Registrar of Titles of said county relying upon 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 trusts, conditions and limitations contained in this Indenture and in said Trust Agreement or  
in all amendments thereof, if any, and binding upon all beneficiaries thereunder, (c) that said Trustee, or any successor in trust, was duly  
authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument, and that 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 the trust or trusts created by or in trust.  
This conveyance is made upon the express understanding and condition that neither The Midwest Bank and Trust Company, Individually  
or as Trustee, nor its successor or successors in trust shall incur any personal liability or be subjected to any judgment or decree  
for anything it or they or its or their agents or attorneys may do or omit to do in or about the said real estate or under the provisions of this  
Deed or said Trust Agreement or any amendment thereto, or for injury to a person or property hereinafter mentioned, and all such liability  
and all such liability will be hereby expressly waived and released. Any contract, obligation or indebtedness incurred or entered into by the Trustee in  
connection with said real estate may be entered into by it in the name of the then beneficiaries under said Trust Agreement and their attorney-in-  
fact, hereby irrevocably appointed for such purposes, or at the election of the Trustee, in its own name, as Trustee of an express trust and  
not individually (and the Trustee shall have no obligation whatsoever with respect to any such contract, obligation or indebtedness, except only  
so far as the trust property and funds in the actual possession of the Trustee shall be applicable for the payment and discharge thereof). All  
persons and corporations whomsoever and whatsoever shall be charged with notice of this condition from the date of the filing or record of  
this Deed.

The interest of each and every beneficiary hereunder and under said Trust Agreement and of all persons claiming under it, or any  
of them shall be only in the earnings, avails and proceeds arising from the sale or any 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 as aforesaid, and the intention hereof is hereby set in said Trust  
Agreement and said Trust Company, the entire legal and equitable title in fee simple, in and to all of the real estate above described.

If the title to any of the above real estate is now or hereafter registered, the Registrar of Titles is hereby directed not to register or not  
to register in duplicate thereof, or memorial, the words "in trust" or "upon conditions" or "with limitations" or words of  
similar import, in accordance with the statute in such case made and provided, and said Trustee shall not be required to produce the said  
Agreement or a copy thereof, or any extracts therefrom, as evidence that any transfer, charge or other dealing involving the registered lands  
is in accordance with the true intent and meaning of the trust.

And the said grantor hereby expressly waives and releases 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 19th day of March 1982

x Charles P. Ventura (SEAL) x Arlene E. Ventura (SEAL)  
Charles P. Ventura (SEAL) Arlene E. Ventura (SEAL)

State of Illinois )  
County of Cook ) SS. I, Angela Santangelo a Notary Public in and for said County, in  
the state aforesaid, do hereby certify that  
Charles P. Ventura and Arlene E. Ventura,  
his wife

personally known to me to be the same person s whose name s 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 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 20th day of March 1982  
Angela Santangelo  
Notary Public

Grantor's Address  
Midwest Bank and Trust Company  
1606 N. Harlem Ave.  
Elmwood Park, Illinois 60635

7913 Country Club Lane, Elmwood Park, IL 60635  
For information only insert street address of above described property.

END OF RECORDED DOCUMENT

This space for affixing the Notary and Revenue Stamps  
 Date 3/20/82  
 26178418  
 605962  
 26178418