

51049657 TRK/1A

17-17-310-014

Quit Claim
~~WARRANTY DEED IN TRUST~~
 27410512
 Form #2753 CBI Corp.

Exempt under Real Estate Transfer Act. Par. E
 Section 4, & Cook Civ. Ord. 95104, Par. E
 1/5/85 Date Rose Maratto
 Buyer, Seller or Representative
The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor,
Rose Maratto, a spinster
 of the County of Cook and State of Illinois, for and in consideration
 of the sum of Ten Dollars and no/100ths Dollars (\$ 10.00),
 in hand paid, and of other good and valuable considerations, receipt of which is hereby duly acknowledged, Convey
 and ~~WARRANTY DEED~~ Quit Claim to THE COSMOPOLITAN NATIONAL BANK OF CHICAGO, a corporation duly organized
 and existing as a national banking association under the laws of the United States of America, and duly authorized
 to accept and execute trusts within the State of Illinois, as Trustee under the provisions of a certain Trust Agree-
 ment, dated the 2nd day of January 1985, and known as Trust Number 27350,
 the following described real estate in the County of Cook and State of Illinois, to-wit:

The Northerly 90 Feet of Lot 2 in Macalister's Subdivision of Block
 5 in Vernon Park Addition to Chicago, said Addition being a
 Subdivision of Out Lots of Blocks 38, 39, 44, and 45 in Canal
 Trustee's Subdivision of the West one-half (1/2) and the West
 one-half (1/2) of the Northeast quarter (1/4) of Section 17,
 Township 39 North, Range 14, East of the Third Principal Meridian,
 in Cook County, Illinois.

This instrument was prepared by;
 Salvatore Abbene, Attorney at Law
 155 North Michigan Avenue, Suite 500
 Chicago, Illinois

I hereby declare that the above reference transaction and attached deed
 represent a transaction exempt from taxation under the Chicago Trans-
 action Tax Ordinance by paragraph (s) E of Section 200.1-2B6 of
 said ordinance.

1/5/85 Date Rose Maratto
 Buyer, Seller, or Agent

SUBJECT TO

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 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 subdivision 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 all of the title, estate,
 powers and authorities vested in said Trustee, to donate, to dedicate, to mortgage, pledge or otherwise encumber said real estate, or any part
 thereof, to lease said real estate, or any part thereof, from time to time, in possession or reversion, by leases 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 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 provi-
 sions thereof at any time or times hereafter, to contract to make leases and to grant options to lease and options to renew lease 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 real estate, or any part thereof, for other real or personal property, to grant easements or changes of any kind,
 to release, convey or assign any right, title or interest in or about or appurtenant to said real estate or any part thereof, to deal with
 said real estate and every part thereof in all other ways and for such other considerations as it would be lawful for an 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.
 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 the
 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 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 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 (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.

This conveyance is made upon the express understanding and condition that neither The Cosmopolitan National Bank of Chicago, individu-
 ally or as Trustee, nor its successor or successors in trust shall incur any personal liability or be subjected to any claim, 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 any property happening in or about said real estate, or for any debt or liability
 of any person, firm or corporation, or for any contract, obligation or indebtedness incurred or entered into by the Trustee in connection with
 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 be entered into by it in the name of the then beneficiaries under said Trust Agreement as 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 for record of
 this Deed.

The interest of each and every beneficiary hereunder and under said Trust Agreement 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 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 thereof as aforesaid, the intention hereof being to vest in said The
 Cosmopolitan National Bank of Chicago 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 real estate 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 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 aforesaid has her hereunto set her hand and
 seal this 2nd day of January 1985
 [SEAL] X Rose Maratto [SEAL]
 [SEAL] [SEAL]

State of Illinois ss. I, the undersigned a Notary Public in and for said County, in
 County of Cook do hereby certify that Rose Maratto, a spinster

personally known to me to be the same person whose name is subscribed to
 the foregoing instrument, appeared before me this day in person and acknowledged that
she signed, sealed, and delivered the said instrument as her 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 3rd day of January 1985
Diana J. Korb
 Notary Public

This Deed Must be Returned to:
 The Cosmopolitan National Bank of Chicago
 Box No. 226
 1247 West Flournoy St., Chgo, IL.
 For information only insert street address of above described property.

801 North Clark Street
 Chicago, Illinois 60610
 Document Number
 27410512

UNOFFICIAL COPY

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Property of Cook County Clerk's Office



27410512

END OF RECORDED DOCUMENT