

UNOFFICIAL COPY



WARRANTY DEED IN TRUST

COOK COUNTY, ILLINOIS
FILED FOR RECORD

27 412 733

1985 JAN 21 PM 2:51

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Form 91 R 7/80

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor Gloria Dixon, divorced
of the County of Cook and State of Illinois for and in consideration
TEN AND 00/100 Dollars, and other good
and valuable considerations in hand paid, Convey and Warrant unto the CHICAGO TITLE AND
TRUST COMPANY, a corporation of Illinois, whose address is 111 West Washington Street, Chicago, Illinois
60602, as Trustee under the provisions of a trust agreement dated the 14th
day of JANUARY 1985, known as Trust Number 1086548 the following described Real estate in
the County of COOK and State of Illinois, to-wit:

Lot 9 in Block 3 in Frank R. Ives Resubdivision of Lots 15
and 19 in Andrews Subdivision of the East 1/2 of the Southwest
1/2 and the Southeast Fractional 1/4 of Section 28, North of
Indiana Boundary Line, Township 37 North, Range 14, East of the
Third Principal Meridian, in Cook County, Illinois.

PERMANENT TAX NUMBER: 25-23-228-013-0000 VOLUME NUMBER: 470

TO HAVE AND TO HOLD the said premises 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, protect and subdivide said premises or any part thereof, to contract to purchase, to sell on any
ways or alleys and to vacate any subdivision or part thereof, and to redivide said property as often as desired, to contract to sell, to grant options to purchase, or to grant to any
cessors 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 present or future, and upon any terms and
for any period or periods of time, not exceeding in the case of the reversion any term or terms hereafter, to contract to make leases and for any period or
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
rents, 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, 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, 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 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 inquire
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 agreement, 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 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 some amendment thereto, 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 the trust, that such successor or successors in trust shall have only in the earnings, avails and proceeds arising from
the sale or 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 interest of each and every beneficiary hereunder 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 other disposition of said real estate as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid.

And the said grantor hereby expressly waives and releases any and all right or benefit under and by virtue of any and all laws of the State of Illinois, provided.

In Witness Whereof, the grantor aforesaid has hereunto set her hand and seal
this 14th day of January 1985.

Gloria Dixon (Seal)

(Seal)

THIS INSTRUMENT WAS PREPARED BY:

Gloria Dixon
501 W. 125th St., Chgo, Il. 60628

I, Frank J. Cortese a Notary Public in and for said County, in
State of Illinois County of Cook ss. the state aforesaid, do hereby certify that Gloria Dixon, DIVORCED

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 14 day of January 1985

Frank J. Cortese
Notary Public

My Commission Expires May 7, 1988

After recording return to:
Box 533 (Cook County only)
or
CHICAGO TITLE AND TRUST COMPANY
111 West Washington St./Chicago, Ill. 60602
Attention: Land Trust Department

For information only insert street address of above described property

EXEMPT UNDER PROVISIONS OF PARAGRAPH 11-11-1 OF CHICAGO TRANSACTIONS TAX ACT AND REAL ESTATE TRANSFER TAX ACT
DATE: 1-17-85 DECLARANT: Gloria Dixon

11.00

This space for affixing Riders and Revenue Stamps

27 412 733

Document Number

END OF RECORDED DOCUMENT