

DEED IN TRUST

27 141 092

Form 191 Rev. 11-71

The above space for recorder's use only.

THIS INDENTURE WITNESSETH, THAT THE GRANTORS, MANUEL C. RAZO and ESPERANZA RAZO, his wife, of the County of COOK and State of ILLINOIS, for and in consideration of the sum of TEN Dollars (\$ 10.00 ),

in hand paid, and of other good and valuable considerations, receipt of which is hereby duly acknowledged, Convey and Warrant unto AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, a national banking association whose address is 33 No. LaSalle Street, Chicago, Illinois, as Trustee under the provisions of a certain Trust Agreement, dated the 11th day of June 19 84, and known as Trust Number 61287

The following described real estate in the County of COOK and State of Illinois, to wit:

Lot 16 (except the North 3-1/2 feet thereof) in McKays Garfield Boulevard Addition, being a Subdivision of Block 21 in N. P. Inglesart's Subdivision of the Southwest 1/4 of Section 7, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

Subject to general real estate taxes for the year 1983 and subsequent years, and to covenants, conditions, restrictions and easements of record.

THIS INSTRUMENT PREPARED BY SEBASTIAN RIVERA, 105 WEST MADISON STREET, CHICAGO, ILLINOIS 60602

10.00

TO HAVE AND TO HOLD the said real estate with the appurtenances upon the terms, 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, maintain, repair, and subdivide said real estate or any part thereof, to dedicate parks, streets, highways or alleys to vacate any subdivision or part thereof, and to redivide 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 partition, 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, said powers and authorities vested in said Trustee, 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 lease to commence in present or in future, and upon any terms and for any term or periods of time and to amend, change or modify leases and the terms and conditions 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 fitting the amount of present or future rentals to partition or to enhance said real estate, or any part thereof, for other real or personal property, to grant easements or other rights in any kind, to release, convey or assign any right, title or interest in and to the said real estate and to do any and every act which shall be necessary or proper to carry out the purposes of this deed, and for such other considerations as it would be lawful for any person owning the same to deal with in a similar manner 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 this deed or any trust have been complied with, or be obliged to assume the liability, necessity or responsibility of any act of said Trustee, or be obliged to assume 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 the same, and no amendment, lease or other instrument, (a) that at the time of its 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 hereunder, (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 authorized in writing with all the title, estate, rights, powers, authorities, duties and obligations of his, his or their predecessor in trust.

This conveyance is made upon the express understanding and conditions that neither American National Bank and Trust Company of Chicago, individually 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 any claim or injury to or by its or their estate or successors 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 thereof, or for injury to person or property happening in or about said real estate, any and 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 him 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 his 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 whatsoever 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 only, 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 earnings, avails and proceeds thereof as aforesaid, the limitation hereon being in favor of American National Bank and Trust Company of Chicago the entire legal and equitable title to the same, in and in 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 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 such case made and provided.

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 exemption of homesteads from sale on execution or otherwise.

In Witness Whereof, the grantor(s) aforesaid has (VE) hereunto set their hand(s) and seal(s) this 18th day of June 1984

Manuel C. Razo
Esperanza Razo

STATE OF ILLINOIS, SEBASTIAN RIVERA, a Notary Public in and for said County of COOK, County, in the State aforesaid, do hereby certify that MANUEL RAZO AND ESPERANZA RAZO, 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 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 seal this 18th day of June A.D., 1984 Sebastian Rivera Notary Public

My commission expires July 11, 1987

Notto: David Culpepper
1 N. LaSalle Suite 2265
Chgo., IL 60602

5345 South Hoyne Avenue
Chicago, Illinois 60609
For information only insert street address of above described property.

T.I. 188783

P.T.N. 30-07-316-006

COOK COUNTY REAL ESTATE TRANSACTION TAX
STATE OF ILLINOIS REAL ESTATE TRANSACTION TAX
REVENUE

**UNOFFICIAL COPY**

COOK COUNTY, ILLINOIS  
FILED FOR RECORD

1984 JUN 22 AM 10:52

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Property of Cook County Clerk's Office

**END OF RECORDED DOCUMENT**