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DEED IN TRUST

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX

27223613

THIS INSTRUMENT WITNESSETH, THAT THE GRANTOR, Alberto Martinez and Rebecca Martinez, his wife, of the County of Cook and State of Illinois, for and in consideration

of the sum of Ten and 00/100 Dollars (\$10.00), in hand paid, and of other good and valuable considerations, receipt of which is hereby duly acknowledged, Convey

and Warrant unto METROPOLITAN BANK and TRUST COMPANY, an Illinois banking corporation as Trustee under the provisions of a certain Trust Agreement, dated the 9th

day of August 1984, and known as Trust Number 1539, the following

described real estate in the County of Cook and State of Illinois wit:

Street and 3016 S. Avers, Chicago

Legal description:

Lot 8 and 9 in Block 15 in Calvin F. Taylor Sub-division of Blocks 11, 12, 14 and 15 in Goodwin Balesier and Phillips Subdivision of the West 1/2 of the Southwest 1/4 of Section 26, Township 39 North, Range 13, East of the Third Principal Meridian in Cook County, Illinois

TO HAVE AND TO HOLD the said real estate with the appurtenances, upon the terms, and for the uses and purposes upon the limitations set forth in said Trust Agreement.

Full power and authority consistent with the above described Trust Agreement is hereby granted to said Trustee to improve, manage, protect and subdivide said real estate or any part thereof, to dedicate streets, highways or alleys and to lease any portion or part thereof, and to relinquish said real estate as often as desired, to contract to sell, to grant options to purchase, to sell on any terms, to convey or to lease, with or without consideration, to convey said real estate or any part thereof to a mortgagee or assignee, to grant to such mortgagee or assignee, in respect 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 possession or reversion, by lease to commence in present or in future, and upon any term or terms, 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 upon 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 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, the time, the amount, of payment of future rentals, to partition or to relinquish said real estate, or any part thereof, for other real or personal property, to grant equipment or chattels of any kind, to release, convey or assign any right, title or interest in or about or appertaining to said real estate or any part thereof, and to do all such things with 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 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, in whose 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 that the terms of this trust have been complied with, or be obliged to become liable in any way, directly or indirectly, for any act of said Trustee, or be obliged or petitioned to do so in any way by 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 acting upon any such conveyance, lease or other instrument; (a) that at the time of the delivery thereof the trust created by this instrument and by said Trust Agreement was in full force and effect; (b) that such conveyance or other instrument was executed in accordance with the trust, conditions and limitations contained in this instrument and in said Trust Agreement; and 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 did so in full compliance with the 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 Metropolitan Bank and Trust Company individually or as Trustee, nor the 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 in connection with the provisions of this Deed or said Trust Agreement, or any amendment thereof, or for injury to, 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 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 available for the payment of such contract, obligation or indebtedness. All persons and corporations whoever 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, annuities 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 in or to said real estate as such, but only an interest in earnings, annuities and proceeds thereof as aforesaid, the intention hereof being to vest in said Metropolitan Bank and 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 note in the certificate of title or duplicate thereof, or in the records in his office, any condition, or "with limitations," or words of similar import, in accordance with the statute in such case made and provided.

And the said grantor hereby expressly waives and releases any and all rights or benefits 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 vs hereto set their hand s and seal s this 20th day of AUGUST 1984

Alberto Martinez [SEAL] REBECCA MARTINEZ [SEAL]
Rebecca Martinez [SEAL] REBECCA MARTINEZ [SEAL]

STATE OF Illinois)
COUNTY OF Cook)
I, Eduardo Lara, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Alberto Martinez and Rebeca Martinez, his wife,

personally appeared to me to be the same person s whose name s are s subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that s 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 20th day of August, A.D., 1984
Eduardo Lara
Notary Public

My commission expires May 17, 1985 51552212 n W 495

Mail to: METROPOLITAN BANK and TRUST COMPANY
2201 W. CERMAK ROAD
CHICAGO, ILLINOIS 60608
Attention: TRUST DEPARTMENT

THIS INSTRUMENT PREPARED BY:
Eduardo Lara
3724 W. 26th St.
Chicago, IL 60623

STATE OF ILLINOIS
DEPARTMENT OF REVENUE
RECORDS SECTION
JUN 20 1984
COOK COUNTY
REAL ESTATE TRANSACTION TAX
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