

UNOFFICIAL COPY



WARRANTY DEED IN TRUST

COOK COUNTY, ILLINOIS
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1984 AUG 31 PM 3:23

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Form 91 R 7/80

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantors, THEODORE J. SMITH and SALLY ANN SMITH, his wife

of the County of Cook and State of Illinois for and in consideration of Ten and 00/100 (\$10.00) Dollars, and other good and valuable considerations in hand paid, Convey and Warranty 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 Twenty-First (21) day of May 1984, known as Trust Number 108490 the following described Real estate in the County of Cook and State of Illinois, to-wit:

The North 100 Feet of the South 688 Feet of that part lying South of the Avoca Road of the West 14 Acres of the North 64 Acres of the West 1/2 of the South West 1/4 of Section 29, Township 47 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Subject to: General taxes 1984; building lines; covenants and easements and restrictions of record, acts done or suffered by or through purchaser.

PERMANENT TAX NUMBER: 05-29-302-008-0000 VOLUME NUMBER: 104

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, manage, protect and subdivide said premises or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to subdivide said property 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 contract to lease, to lease, 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 any 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 real or personal property, to grant easements or charges of any kind, to release, convey or assign rents, to partition or to exchange said property, or any part thereof, the 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 appurtenant to said premises, or any part thereof, and 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, 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 see 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 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 the conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument, but 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, and that such conveyance or other instrument was executed in accordance with the terms, conditions and limitations contained in this indenture and in said trust agreement or in some amendment thereof 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 its, his or their predecessor in trust.

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, 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 in said real estate as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid.

If the title to any of the above lands 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 the said grantor, S hereby expressly waives and releases any and all rights 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, hereunto set their hands and seals this 20th day of June 1984

Theodore J. Smith (Seal) Sally Ann Smith (Seal)

THIS INSTRUMENT WAS PREPARED BY: John C. Dugan, 1200 Central Avenue, Wilmette, Illinois 60091

State of Illinois, County of Cook, I, John C. Dugan, a Notary Public in and for said County in the state aforesaid, do hereby certify that THEODORE J. SMITH and SALLY ANN SMITH, 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 notarial seal this 30th day of August 1984

Notary Public, 1036 Hibbard Road, Wilmette, IL

After recording return to: Box 233 (Cook County only) CHICAGO TITLE AND TRUST COMPANY, 111 West Washington St., Chicago, Ill. 60602, Attention: Land Trust Department

566101 05-29-302-008 DF 69-60-714

COOK COUNTY, ILLINOIS
STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEPT. OF REVENUE
150.00
106469
COOK COUNTY, ILLINOIS
REAL ESTATE TRANSACTION TAX
150.00
27 238 448

END OF RECORDED DOCUMENT