

UNOFFICIAL COPY

WARRANTY DEED IN TRUST

27319709

Form #2753 CBI Corp.

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor, JAN GIL a/k/a John Gil and ZOFIA GIL a/k/a Sophie Gil, his wife, by 953153 27319709 A REC of the County of Cook and State of Illinois, for and in consideration of the sum of Ten and no/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 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 Agreement, dated the 27th day of May 1983, and known as Trust Number 26532 the following described real estate in the County of Cook and State of Illinois, to-wit:

Lot 5 (except the South 17 feet thereof) in Block 13 in Archer Highlands being H.H. Wessel and Company's Subdivision of the west 1/2 of the Northeast 1/4 (except the West 20 acres thereof) of Section 10, Township 38 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

SUBJECT TO general taxes for 1984 and subsequent years.

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 resubdivide 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, to lease or otherwise encumber said real estate, or any part thereof, 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, not exceeding in the case of any single demise the term of 99 years, and to make thereat at any time or times hereafter, to contract to make leases and to grant, to amend, change or modify leases and the terms and provisions thereof, to partition or to exchange said real estate, or any part thereof, for other real or personal property, to grant easements and options to partition or to exchange said real estate, 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 real estate or any part thereof, and 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 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, 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 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 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 (c) if the conveyance is in all amendments thereof, if any, and binding upon all beneficiaries thereunder, (e) that said Trustee, or any successor in trust, was duly authorized and empowered to execute and deliver every such deed, trust deed, mortgage, lease or other instrument, and (f) if the conveyance is 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, 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 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 injury to person or property happening in or about said real estate, any and 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, not individually (and the Trustee shall have no obligation whatsoever with respect to any such contract, obligation or indebtedness except only 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 estate as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid, and the intention hereof being to vest in said 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 above real estate is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note similar interest, in accordance with the statute in such case made and provided, or upon condition, or "with limitations," or words of 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 S aforesaid have hereunto set their hands and seals this 1st day of October 1984

[Signature] [SEAL] [Signature] [SEAL]

State of Illinois } ss. I, Rosemary Matkowskyj a Notary Public in and for said County, in County of Cook } do hereby certify that JAN GIL a/k/a John Gil and ZOFIA GIL a/k/a SOPHIE GIL, 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 1st day of October 1984

[Signature]
Notary Public

This Deed Must be Returned to:
The Cosmopolitan National Bank of Chicago
Box No. 226

5097 S. Archer, Chicago, Ill. 60632

For information only insert street address of above described property.

I hereby declare that the attached deed represents a transaction exempt from taxation under the Chicago Transaction Tax Ordinance by paragraph(s) 10.00 of Section 200.1-286 of said Ordinance.
10-1-84
[Signature]
Buyer, Seller or Representative
Date

This space for affixing Stamps and Revenue Stamps
Exempt under provisions of Paragraph 10.00 of Section 4, of the Real Estate Transfer Tax Act of 1983.
10-1-84
[Signature]
Although Representative
Date

Grantee's Address: 801 North Clark Street Chicago, Illinois 60610

Document Number: 27319709

END OF RECORDED DOCUMENT

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