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COOK COUNTY, ILLINOIS
FILED RECORD

WARRANTY DEED IN TRUST

1985 AUG 26 FX 1:25

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COOK
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Form 91 R 1/70

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor **HATTIE SPELLERS, SPINSTER**

of the County of **Cook** and State of **Illinois** for and in consideration of **TEN NO/100** (\$10.00) Dollars, and other good and valuable considerations in hand paid, Convey & 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 **7th** day of **August** **1985**, known as Trust Number **1087638** the following described real estate in the County of **Cook** and State of **Illinois**, to-wit:

LOT 5 IN BLOCK 3 IN SUBDIVISION OF BLOCK 3 OF W.J. MORTON'S SUBDIVISION OF THE EAST 1/2 OF THE NORTH WEST 1/4 OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

COMMONLY KNOWN AS: **3711 WEST CHICAGO AVENUE, CHICAGO, ILLINOIS 60651**

PROPERTY INDEX NUMBER: **16-11-105-006-0000**

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, by said trustee to purchase, manage, protect and subdivide said premises or any part thereof, to dedicate streets, highways or alleys and to make any subdivision or part thereof, and to reacquire 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 convey said premises or any part thereof to a successor 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 demise, to dedicate, to mortgage, to lease or otherwise encumber said property, or any part thereof, to lease said property, or any part thereof, from time to time, in possession or otherwise, to lease to commence in the present or in the future, and upon any terms and for any period or periods of time, not exceeding in the case of any lease to demise the term of 25 years, and to renew or extend leases upon any terms and for any period or periods of time and to amend, change or terminate 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 premises and to execute and sign any instrument in writing for the purpose of carrying out the purposes of this deed, 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 concerning any part of 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 should be lawful for any person owning the same in 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 in 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 for taxes or advanced on said premises, or be obliged to see that the terms of any 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, so 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 trusts, conditions and limitations contained in this indenture and in said trust agreement or in some agreement thereto and binding upon all beneficiaries thereunder, so that said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument and (b) 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 trustee in their predecessor in trust.

The interests 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 to said real estate in 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 hereby expressly waives, surrenders and releases to 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 **Hattie Spellers** hereunto set her hand and seal this **9th** day of **August** **1985**

(Seal)

Hattie Spellers (Seal)

(Seal)

1162

State of **Illinois**
County of **Cook**

I, **Dorothy Cammon**, a Notary Public in and for said County, in the state aforesaid, do hereby certify that **Hattie Spellers, SPINSTER**

personally known to me to be the same person, whose name _____ 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 official seal this **9th** day of **AUGUST** **1985**

Dorothy Cammon
Notary Public

Form 91

After recording return to:
Box 333 (Cook County only)

CHICAGO TITLE AND TRUST COMPANY
111 West Washington St. / Chicago, Ill. 60602
Attention: Lead Trust Department

BOX 333 - CA

3711 West Chicago Avenue
Chicago, Illinois 60651

For information only (does not affect address of above described property)

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
REVENUE DEPT. OF REVENUE
AUG 27 2 50 PM '85
CITY OF CHICAGO
REAL ESTATE TRANSFER TAX
REVENUE DEPT. OF REVENUE
AUG 27 2 50 PM '85
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